
Proposal for:

**ORCHARD VILLAGE
FORMER BOSTON STATE HOSPITAL PARCEL**

No. 1495 198410

October 15, 2019



Submitted to:

Commonwealth of Massachusetts Division
of Capital Asset Management and Maintenance

By:

Thomas F. Welch & Associates, Inc.

Thomas F. Welch & Associates, Inc.

October 15, 2019

Commonwealth of Massachusetts
Office of Real Estate
Division of Capital Asset Management
One Ashburton Place
Boston, MA 02108
ATTN: Carol W. Gladstone, Commissioner

Dear Ms. Gladstone:

The development team of Thomas F. Welch & Associates, Inc. is pleased to submit the attached response to the former Boston State Hospital Parcel Development Request for Proposals issued by DCAMM on May 22, 2019 for a new housing community – Orchard Village.

We are confident that our proposal, which was thoughtfully developed in the context of the legislation and the Master Plans provided by the CAC, will meet or exceed the requirements of the RFP. We have assembled a highly experienced team, a significant portion of which represent Minority Business Enterprises, in order to further enhance our ability to successfully complete this project. Our development team includes experts with a wealth of experience and proven track records on projects throughout the Commonwealth and specifically in the direct vicinity of the former Boston State Hospital parcel and its surrounding neighborhoods. Meaningful benefits to the surrounding communities of Dorchester, Hyde Park, Jamaica Plain, Mattapan, Roslindale and Roxbury are at the core of the plan.


While Boston enjoys an unprecedented growth in development and jobs, the residents of the communities surrounding the site face unprecedented financial stress to afford to live in them. Through discussions with BPDA, Boston Metro DMH, elected officials, careful consideration of abutting and overall State Hospital developments, and response to resident concerns, our team proposes a 140-unit, Workforce Rental and Ownership Housing plan that will be marketed to residents of the surrounding communities. A careful balance of density, public space and amenities, environmental sustainability, and creative partnerships with local merchants enrich the fabric of the plan.

Thomas F. Welch & Associates is a minority owned LLC whose majority member has developed successful residential and groundbreaking commercial developments in Boston. Every effort has been made to construct a development team that enables minority and locally owned businesses to showcase their talents. Details of the team's deep professional experience and accomplishments as well as recognized commitment to local social and environmental issues over decades will be highlighted in the appropriate proposal sections to follow.

Recognition of the team's experience has led to an invitation to make this development the Massachusetts pilot project for a cutting-edge environmental technology Geo-Thermal District.

We look forward to participating in the selection stage of the RFP and the opportunity to be part of both the first and the final development of the former State Hospital site which has been guided wisely by a patient, steady, and involved community process.

Yours truly,



Thomas F. Welch, President
Thomas F. Welch & Associates

22 Hawthorne Street, Suite 3, Roxbury, MA 02119 Phone: 617-733-4878
Email: thomaswelch4878@gmail.com



Appendix L

PROPOSAL COVER SHEET

Former Boston State Hospital Campus Site Redevelopment Proposal

Attached is a proposal for the purchase and redevelopment of the remaining 10 acres of the former Boston State Hospital Campus in Boston, Massachusetts. The undersigned proposes to purchase and redevelop the property from the Commonwealth of Massachusetts upon the terms and conditions specified in this proposal.

I agree that all expenses related to the preparation of this proposal, including any costs related to any brokerage or third party representation engaged by the proposer, are at the proposer's sole expense.

I have read, understand, and agree to comply with the terms and conditions set forth in the Commonwealth's Request for Proposals dated 22 May 2019.

I have attached five (5) original hard color copies of the proposal along with an electronic version of the complete proposal (submitted on a flash drive) of the proposal for the purchase and redevelopment of the remaining 10 acres of the former Boston State Hospital Campus Site.


(Signature) 10 Oct. 2019
(Date)

Print Name: Thomas F. Welch
Organization: Thomas F. Welch & Assoc, Inc.
Address: 22 Hawthorne St. #3
Telephone: 617.733.4878

All proposals must be accompanied by a deposit of \$10,000.00 in the form of a certified cashier's, treasurer's or bank check made payable to the Commonwealth of Massachusetts. Proposal deposits will be held by DCAMM in a non-interest-bearing escrow account. The \$10,000.00 deposit paid by the Designated Developer(s) shall be nonrefundable upon execution of the PDA, except as may otherwise be provided in the PDA and/or LDA. Deposits will be returned to non-selected proposers after selection of Designated Developer(s).

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APPENDIX A: LETTERS OF SUPPORT

APPENDIX B: TEAM FIRM DESCRIPTIONS + RELEVANT PROJECTS &
RESUMES

Under Separate Cover:

TOTAL CONSIDERATION PAID FOR DISPOSITION PROPERTY

- A. Required Monetary Contribution
- B. Detailed Description Community Benefits Package Offered

I. TOTAL CONSIDERATION / OTHER COMMUNITY BENEFITS (RFP Section 3-5)

Thomas F. Welch & Associates' promise to provide meaningful and lasting community benefits, as listed below, is dramatically underscored by two unique commitments:

- First, our voluntary obligation to maintain the 100% Workforce Housing and DMH designations in perpetuity, guaranteeing these community benefits going forward; and
- Second, the potential designation of a GeoThermal District providing leading edge technology in the transition to Green Energy. Mattapan has the potential to be synonymous with the start of this environmental revolution. We want to deliver this unique opportunity.

The City of Boston's Office of Energy Policy and Programs has suggested creating a GeoThermal District using the latest geo-thermal energy technology to provide energy for HVAC in the development's homes.

This referral was made possible because members of our development team have decades of award-winning service to Boston's successful environmental efforts in the Boston Harbor clean up and climate change adaptation.

HEET.org is working with Thomas F. Welch & Associates to establish this groundbreaking pilot program for the State of Massachusetts. We are enthusiastic about undertaking this challenge that will be in partnership with National Grid. The pilot system will also be backed up by National Grid to insure reliable service to all customers under all circumstances. A letter of support from HEET is attached.

This will mean that Mattapan will be the first community to demonstrate the successful transition from natural gas to safe, clean geo-thermal energy in these homes. We anticipate that this project will generate local job training opportunities in this new and growing field for the residents in the six communities in the Boston State benefit area. We will urge that any job training program be located at the Lena Park CDC.

It is interesting to note that Audubon's Boston Nature Center, adjacent to this site, was built with one of the first-generation geothermal energy HVAC systems which has continued to function well for years.

While the benefits listed below will be articulated in other sections of this proposal, here is a summary:

- Payment to Boston State Community Trust as required by RFP.
- Bike and helmet provided to each unit through local minority owned bike shop.
- One year Family Memberships to Audubon's Nature Center to each unit.

-
- Workforce Housing Lottery and Marketing for new units targeted for Dorchester, Hyde Park, Jamaica Plain, Mattapan, Roslindale, and Roxbury. Management by the developer, property manager and Boston Office of Housing.
 - Contribution for the storm water management system solution (Mass Bio, BNC, etc responsible for maintenance)
 - Workforce housing in perpetuity
 - 7 electric vehicle charging stations
 - Planting and maintenance of an approximately 20 beneficial fruiting tree orchard
 - LEED certifiable and solar panel ready, as appropriate
 - Bike paths and walking trails
 - MBTA improved/extended bus route
 - Approximately 3000 sq. ft. of community space
 - Approximately 10,000 sq feet of community playgrounds
 - Over 100,000 sq ft of green and open space, including 28,600 sq feet of Public Commons
 - 100% Workforce Housing
 - By deducing 160,000 sf of roads and parking lots and 80,000 sf for building footprints from the ten acre site, there is over 200,000 sf (4.5 acres) of public and open space lands available on the site. The central plaza itself is approximately one-half acre in size. This will reflect much more open and available green space which emphasizes the 14 units per acre density which is a major benefit of Welch Associates' "doing the right thing" by not overloading the site.

II. DEVELOPER INFORMATION (RFP Section 3-6)

A. DEVELOPER'S NAME, ADDRESS, & SENIOR CONTACT PERSON

Thomas F. Welch & Associates, Inc.

22 Hawthorne Street, Unit 3

Roxbury, MA 02119

617-733-4878

Authorized to act on the proposer's behalf:

Thomas F. Welch, Malene Welch, Joseph Savage

Senior person to receive correspondence:

Malene Welch, Project Manager

Thomas F. Welch & Associates

22 Hawthorne Street, Unit 3

Roxbury, MA 02119

malenewelch@gmail.com

310-625-2820

B. MBE / WBE TEAM MEMBERS

Thomas F. Welch & Associates, Inc., Minority Business Entity

Minority-Majority Member-Owners

-Thomas F. Welch, Malene Welch

Minority Woman Member

-Malene Welch

Thomas F. Welch, Project Developer, 100% of Project

Malene E. Welch, -Senior Project Contact, Overall Project Management, DCAMM contact, Property Management, post-completion, 100% of Project

Stull and Lee, Inc., Project Architects, Minority Business Entity

100% of Project

Ronaldo Cheek, Diversity Development, Inc., Compliance Manager, Minority Business Entity

100% of Project

Deborah Myers Landscape Architects, Women Business Enterprise, 100% of Project

C. STATUS OF THE PROPOSER ENTITY & JURISDICTION TO DO BUSINESS

Not applicable.

D. DEVELOPMENT TEAM MEMBERS, PRIMARY RESPONSIBILITIES & EXPERIENCE

Curricula Vitae included in Appendix B for additional reference

Thomas F. Welch, Lead Developer

Continued management of project design, costs, and implementation. Overall coordination of project managers, architects, engineers, and construction team.

Experience – 1980 – Present:

Senior Vice President, HII / Housing Investment Incorporated, a nationally recognized real estate development and management company with direct responsibility for conceptual planning, finance and construction of affordable housing projects in Boston.

Founder & President, Thomas F. Welch & Associates, Inc. The firm has been a principal and/or General Partner in partnerships that have developed the following projects:

- Humboldt Apartments - A mixed-use affordable housing and retail project in Grove Hall that was accomplished through the rehabilitation of a financially distressed property utilizing City and State HOME funds.
- Commerce Apartments – A mixed-use affordable housing and market retail project in Dudley Square completed in 1997. The properties were purchased from a Boston bank and completely rehabilitated utilizing HOME funds and Low-Income Housing Tax Credits.
- MassBiologics – A development consisting of two buildings: (1) A manufacturing building of approximately 25,000 square feet and (2) a research building with laboratory space for product discovery and process development. As a member of Franklin Place Associates, LLC Thomas F. Welch & Associates provided real estate development services through permitting for what is the only non-profit FDA licensed manufacturer of vaccines in the United States.
- Crosstown Center – A mixed-use project near downtown Boston of 825,000 square feet consisting of a 175-unit hotel, office, retail and garage space.

References -

Rodger L. Brown, Managing Director, Real Estate Development, Preservation of Affordable Housing, 617 449-0860, rbrown@poah.org

Daniel P. Holmes, Shareholder and Partner, Lerner & Holmes PC, 260 Franklin Street, Suite 1900, Boston, MA 02110, 617-443-9477, dholmes@lh-law.com

Gary Jennison, Jr., Corcoran Jennison Companies, Bayside Office Center at Columbia , Point, 150 Mount Vernon Street, Suite 500, Dorchester, MA 02125, 617-822-7326, gjennisonII@corcoranjennison.com

Malene Welch, Administrative Project Manager

Organization of development team communications, coordination of project community benefit programs, communication with DCAMM.

Experience – 2000-Present

Over 20 years of experience as an administrative liaison between various organizational departments across several industries. Over five years of real estate project management and property management experience.

Reference – Juana R. Clarke, BSc MBA, Healthcare & Grant Funding Consultant, 860-857-1473, juanarafacla@gmail.com

Joseph R. Savage, Project Manager

Coordination and supervision of construction management, project schedule, Article 80 and zoning approvals, permits, sustainability and compliance reports. Internal and external communication and presentations to CAC, elected and appointed officials, abutters and area residents.

Experience, 1985-present:

Manager, Franklin Place Associates, LLC. Oversees thirty-year development services contract with UMass Medical School for the MassBiologics development. FPA designated developer for initial MassBiologics development. Oversaw compliance for second building. Contract runs until 2030.

Developer, residential developments in Neponset, Lower Mills, Mattapan, Charlestown, and Medford MA.

Reference- Linda Neshamkin, Principal, Neshamkin-French Architects, 5 Monument Square, Charlestown, MA 02129, 617-242-7422, lcn@nfarchitects.com

Patrick O'Donnell, O'Donnell Construction Services, Construction Project Manager

Management of project feasibility, concept design, pre-construction and construction.

Experience 1980-Present

Pat has over 45 years of experience in front-line project development/project delivery operation. He served for nearly twenty years as the Director of Planning and Capital Projects under contract with AFS/UVI both remotely and on-site in the United States Virgin Islands. His UVI Phase One was \$50 million (1990-1993) and Phase Two over \$70 million over two campuses. He also wrote and executed the 2000 Master Plan for STT and STX. He has built 100s of new homes and condos, schools and medical buildings. Pat also provided Mashpee Commons Phase I infrastructure and new buildings which exceeds Olmstead Green's scope including all utilities for a 40 year development program, including a US Post Office, Sewage Treatment, walks and roads, office buildings, etc.

His most recent project is 11-26 Heron Street in West Roxbury: Two buildings 4 story on parking podium buildings (32 units and 40 units) plus extensive water, sewer and reconstruction of existing private way to all Boston standards (W&S, Traffic, Fire, Public Improvements, etc.). Project value in excess of \$38 million and scheduled for mid 2020 construction.

Reference - Peter Heaney, On Site Carpentry, 306 East Street, Westwood MA 02090, 781.727.1308, peter@onsitecarpentry.net

E. PROJECT PARTNERS

M. David Lee, FAIA, Stull and Lee, Inc., Project Architect

Founded in 1966, Stull and Lee, Incorporated is an award-winning architecture, urban design and planning firm. The firm's experience includes the design of multi-family housing and single-family residences and the design of educational and health care facilities; office buildings, R&D, retail and manufacturing facilities. The S+L portfolio also includes highway infrastructure; transit stations and related facilities. A significant portion of the firm's work is in institutional master planning and large-scale urban design and planning commissions nationwide.

Stull and Lee projects have frequently been cited for design excellence, including the Presidential Design Award from the National Endowment for the Arts, and awards from the American Institute of Architects, and its Boston and New England affiliates. Many projects have appeared in national and international publications including: Progressive Architecture, Architectural Record, Architecture, Urban Design Magazine, Metropolitan Home, Newsweek, AU (Japan), Baumeister (Germany) and L'Industria Delle Construzioni (Italy) and in the publication Designing the American City (China Architecture and Building Press) Stull and Lee Inc. is a Massachusetts Certified Minority Business Enterprise (MBE) and a Disadvantaged Business Enterprise (DBE).

Deborah Myers of Deborah Myers Landscape Architect will participate with the Stull and Lee Inc. team as our Landscape Architect. Deborah Myers Landscape Architect is a Women's Business Enterprise (WBE).

Howard Stein Hudson, Project Engineer

Preparation of Traffic Impact and Access Study, development of transportation improvements, and stormwater management.

HSB has thirty years of experience delivering projects that strengthen the communities in which they are located including:

- Charlesview Residences at Brighton Mills, Allston
- Grist Mill Condominiums at Beaver Brook, Chelmsford
- Washington Village, South Boston

Mitch Fischman, Article 80 Zoning and Permit Consultant

Mr. Fischman has over 45 years of experience in planning, environmental consulting and real estate development in the public and private sectors. He supervises teams of planners, scientists, engineers and surveyors on various environmental, planning and permitting projects, particularly those requiring close coordination with local and state agencies, and community interest groups. Mr. Fischman has directed permitting and planning efforts for numerous private sector and institutional clients throughout the City of Boston. His permitting experience has also included extensive assignments in Mattapan including for the nearby Massachusetts Biologic and Olmsted Green projects.

Ronaldo Cheek, Diversity Development, Project Compliance Manager

Ronaldo Cheek is the principal for Diversity Development and acts as Compliance Administrator on all Harvard Monitored Projects. He has extensive experience in contract compliance providing services since 1991 when he established the wage and hour unit for the \$14 Billion Central Artery Tunnel under Bechtel, Parson Brinckerhoff. His expertise includes development of systems for enforcement and monitoring of regulatory provisions, legal drafting and innovative thinking relative to diversity goal achievement and program management. Ronaldo Cheek is certified by the American Contract Compliance Association as a Master Compliance Administrator.

Peabody Properties, Inc., Property Managers and Marketing Team

Responsible for initiation of marketing efforts, administration of the affordable housing lottery, application screening, lease execution and occupancy scheduling, final occupancy reporting and documentation, and ongoing on-site management of the property.

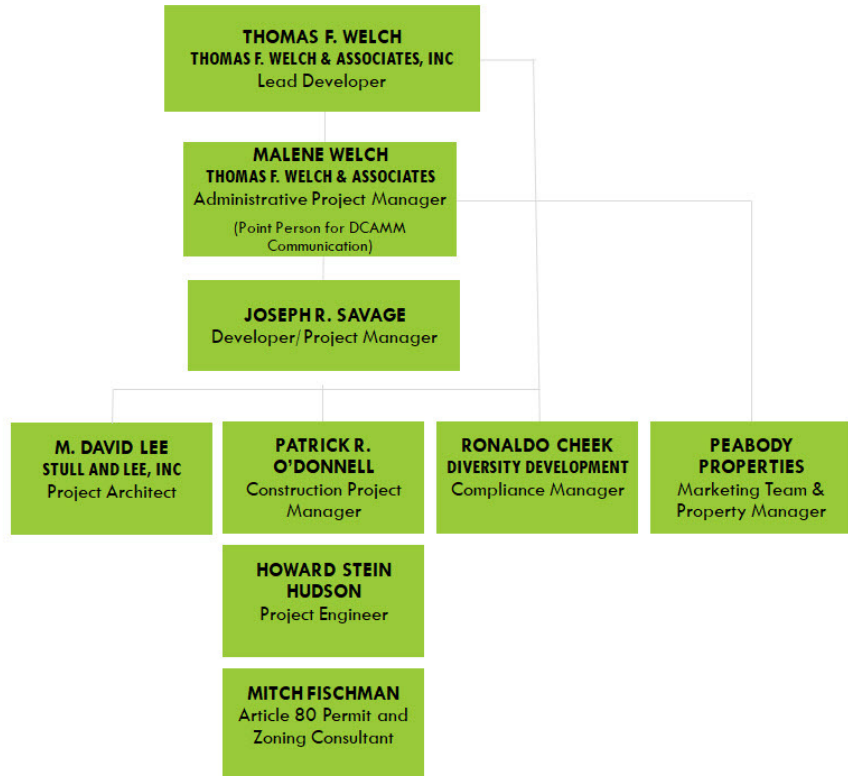
Peabody Properties, Inc. has over forty years of experience delivering exemplary service through fiscal responsibility to their clients, integrity in all aspects of their business practices, and humility in their relationships with clients, residents, and employees. Their mission is to put the “HOME” in housing. They have received decades of recognition, awards, and accolades including the National Affordable Housing Management Association (NAHMA) Affordable 100 and Boston Real Estate Times – Excellence Award – Multifamily Management.

Their properties under management include:

- *Commerce Apartments* – An affordable housing project in Dudley Square featuring sixty one, two, and three bedroom apartment homes
- *Humboldt Apartments* - An affordable housing project of twenty apartment homes in Grove Hall featuring studio, one, two and four-bedroom apartment homes.

F. ORGANIZATIONAL STRUCTURE OF DEVELOPMENT TEAM

ORCHARD VILLAGE DEVELOPMENT ORGANIZATION CHART



To maintain effective communication between DCAMM and the Development Team during all phases of the project through the Certification of Occupancy phase:

- 1) Malene Welch will be the primary contact person.

malenewelch@gmail.com

310-625-2820

- 2) Joseph Savage will be the contact back up.

savagej48@gmail.com

617-512-6474

G. CONFIRMATION OF NO OUTSTANDING TAXES

Thomas F. Welch & Associates, Inc. confirms that there are no outstanding taxes due from the corporation.

H. LEGAL OR ADMINISTRATIVE ACTIONS PAST

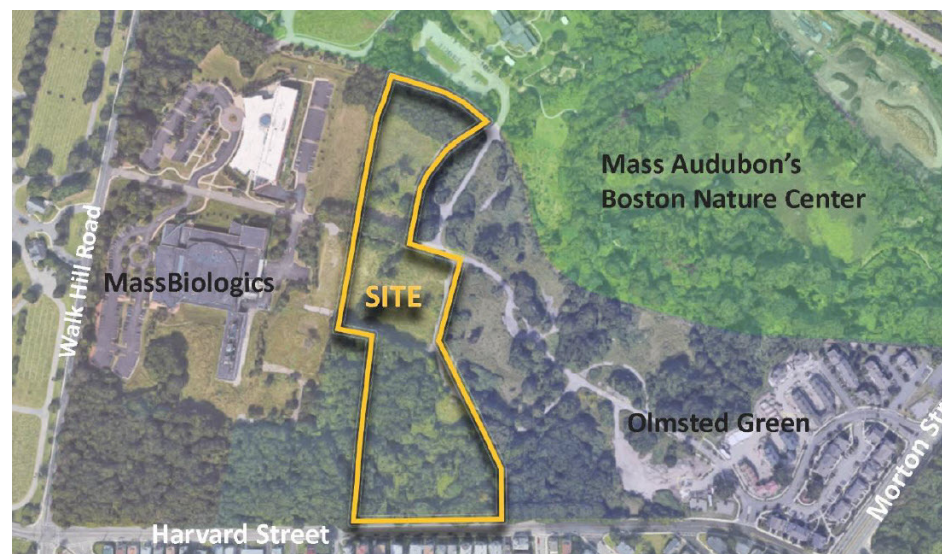
Thomas F. Welch & Associates, Inc confirms that there are no outstanding legal issues related to the corporation.

III. DEVELOPMENT PLAN (RFP Section 3-7)

A. CONTEXT, PROGRAM, DESIGN CONCEPT, & NARRATIVE

A.1 INTRODUCTION

The Thomas F. Welch and Associates development and design team proposes to construct approximately 140 new workforce housing units utilizing a variety of community-scaled 1 bedroom, 2 bedroom and 3 bedroom housing types to attract a range of income levels and housing needs, including seniors and independent living, on the full 10 acre former Boston State Hospital site offered for disposition and development in DCAMM's May 2019 Request for Proposals. Of these new 140 units, 30 will be ownership units.



Our design will provide new appropriately-scaled 2 to 4 story residences compatible with the prevailing topography and vegetation and surrounding communities. We envision several new distinct neighborhoods linked and anchored by a new local 'Village Center' along West Main Street, where residents of the new development, as well as existing residential neighbors, are all invited to meet and congregate to enjoy the new amenities provided there. More than a residential enclave, our plan strives to create a new community that links the entire former hospital site from east to west into a coherent whole.

Our new housing community will feature a number of highly innovative initiatives - such as a new groundbreaking geothermal heating pilot program. Additional energy conservation measures will also be a major goal, and all new homes will be LEED certifiable. The new housing development will also provide exceptional community benefits and services such as a new amenity-filled 'Town Square' and plaza, playgrounds, sheltered bicycle parking stations, electric vehicle charging stations, and connecting bicycle paths and walking trails.

We believe that the market for housing is now strong, and we are convinced that we can move forward quickly - with the advice and consent of the State, the City, CAC, and surrounding neighbors - to create new homes and a new composition of neighborhoods that enhance the entire community and immediate surrounds in a manner of which all can be proud.

A.2 REGIONAL & NEIGHBORHOOD CONTEXT

The 10-acre Disposition Property, located within what once was the former Boston State Hospital site, derives important locational assets from its position in the larger urban area. The site lies at the heart of Boston's southern districts and is bounded by other well-scaled residential neighborhoods only to the east and north – Dorchester and Mattapan. The Emerald Necklace, Southwest Corridor and Neponset River Trail System are all open space corridors that terminate at or near the site providing significant pedestrian and vehicle connections from various points throughout the city. The Longwood Medical Area, a 4-mile drive through the Emerald Necklace, is one of the city's largest employment centers. The site is also proximate to the Forest Hills multi-modal transit hub as well as the Fairmount Commuter Rail Station. It also has direct access to the Southeast Expressway via nearby Morton Street.

The site's adjacency to Mass Audubon's Boston Nature Center, Franklin Park, Mount Hope Cemetery and the Wellington Hill residential neighborhood position it at a crossroads of significant open space and recreational amenities, transportation networks and vibrant neighborhoods. The William J. Devine Golf Course and Franklin Park Zoo offer unique nearby attractions as well.



Orchard Village is not without its transportation challenges, however. For example, the lack of a direct connection, or one-seat ride, to the regional transit system linking the site to either the suburbs, the downtown core or the Longwood Medical Area is problematic. Therefore, we will work with the MBTA, with whom we have considerable positive experience, to investigate providing a new MBTA bus stop and/or reconfigured bus routes on both Harvard St. and Walk Hill Street to better serve the new community.

A.3. OUR IMMEDIATE NEIGHBORS

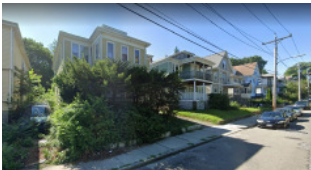


Our site is surrounded by four distinct adjoining neighborhoods, each with its own character.

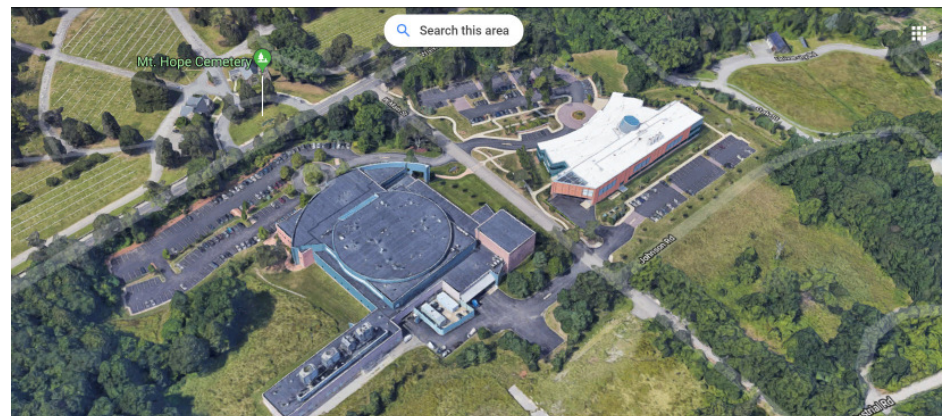
To the east is the now under-construction Olmsted Green West Campus consisting of two and three story housing units. The West Campus and our planned development new housing community will share primary access from West Main Street.

To the other side of Harvard Street south of our site is an attractive, stable established and traditional residential neighborhood predominately comprising triple-deckers, duplexes, and some single-family residences.

Immediately to the north is Mass Audubon property with rich natural landscapes and wetlands anchored by the Boston Nature Center which serves many visitors every year. The Nature Center will have direct access to the rest of the development. Pedestrian links will be encouraged and a visual buffer of trees between our development and Mass Audubon property will be maintained.



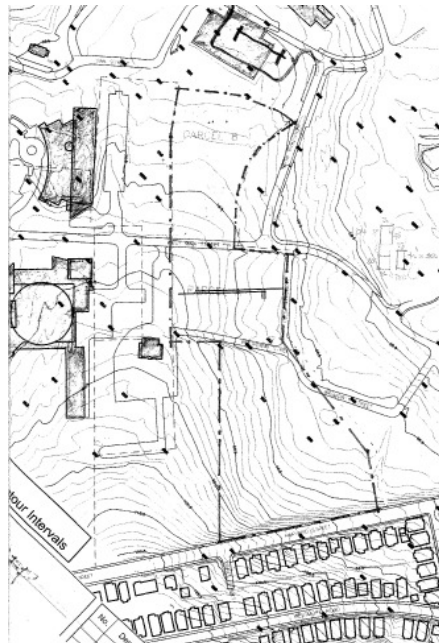
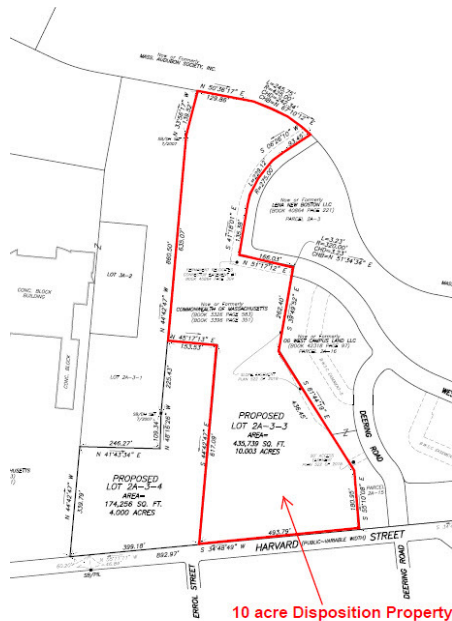
To the west, research labs and office buildings, anchored by UMass Biologic, host a large number of employees and visitors daily. Also, UMass Biologic intends to construct additional building(s) immediately adjacent to our property. Although we have not yet seen plans, we will share access with the research campus to Walk Hill Street via a newly reconstructed West Main Street link through our site.



A.4 EXISTING SITE CONDITIONS

Site Boundaries

Our ten acre property is bounded by Harvard St, the Olmsted Green West Campus, the UMass Biologic Center, and the Mass Audubon's property and Boston Nature Center. Two segments of the disconnected West Main Street abut two of our property edges, but will be reconnected across the center of our property, linking the Morton St. / Harvard St. intersection with Walk Hill Street.



Topography

A good portion of the ten acre disposition property, particularly its southern half, is steeply or moderately sloped land. Gradients range from as high as a 40% near the southwest corner of the property at Harvard Street to as gentle as 5% - 10% near its northern and eastern edges. From the high point along Harvard Street, the land drops almost 50 feet to the site's northern edge. This is equivalent to almost a 5-story drop in height from south to north. Therefore, careful consideration will be required in grading the land to accommodate the new housing we propose while minimizing invasive and costly site excavation.

The Site's Natural Resources, Vegetation & Environmental Site Conditions

At present, the land is partly forested, most significantly along its southern third, but also along the boundary with the UMass Biologic Center and along the boundary with the Mass Audubon's Boston Nature Center. The remaining portion of the land is largely undeveloped and much of that portion of the site consists of high grasses.



To the extent possible, we plan to maintain much of the forested area so that it can continue to act as a natural area as well as a visual buffer to our neighbors on all sides.

To the north, but beyond the boundaries of our property, is a wetland area which is located at the lowest point of land in the immediate area. It lies within the jurisdiction of the Mass Audubon Society.



Existing Site Auto Access

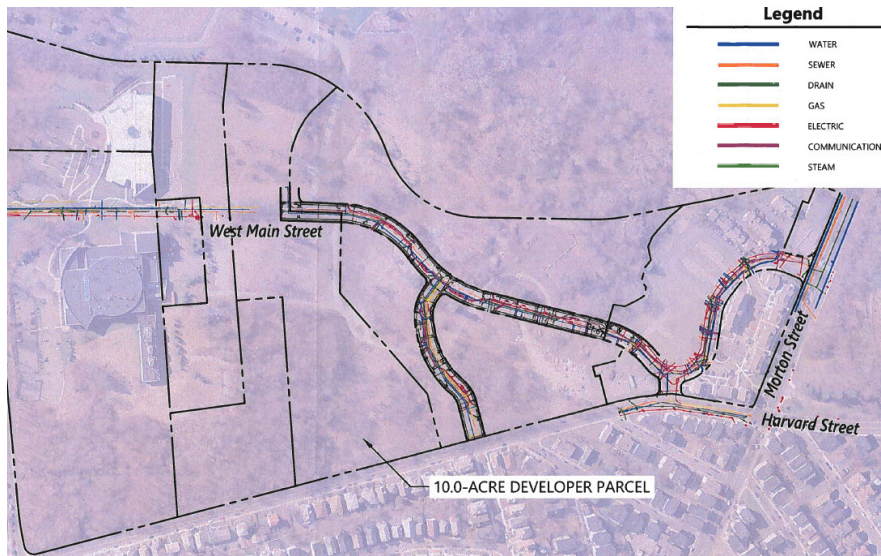
At present auto access is available only to the edges of our site's boundaries along West Main St. - from the east through the Olmsted Green residential community, and from the west up West Main St. through UMass Biologic and lab properties. When our new housing community is built, including the unfinished 'missing link' of West Main St., through access will be available all the way from Harvard St. near its intersection with Morton St. to Walk Hill Street.

At present, the neighboring developers of Olmsted Green West Campus are constructing a new Deering St. Extension into their West Campus housing community from Harvard St. which will link to West Main St. This new extension will provide a secondary means of access to Harvard St. from our own new development utilizing a connecting access easement that has been granted from the new Deering St. Extension to our property boundary.



Existing Utilities

At present, no major utilities run through the Disposition Parcel. Major existing utilities now located under West Main St. at either stub end will be fully connected by our Development Team, with anticipated State funding, when West Main St. is fully constructed through our site.

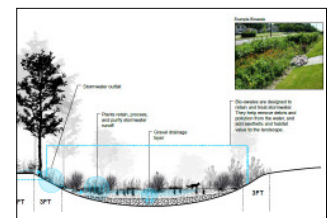


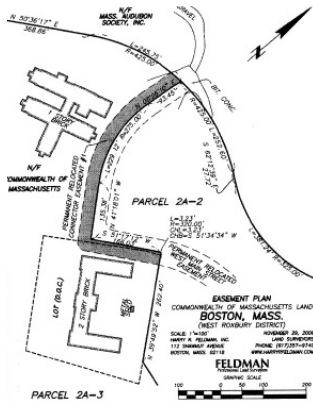
Site Drainage & Storm Water Control

The entire BSH site's slopes and grades lead most storm water flows from the southwest, northeast across the area toward the low-lying wetland area in the northeast quadrant of the original Boston State Hospital site, largely from the southwest.

Orchard Village's new storm water management plan, including new drainage routes with upland discharges, and possibly retention swales and/or rain gardens will be studied and integrated into our landscape plan and devised to manage surface waters on Orchard Village direct water flows to the underground drainage pipe network connecting to the city's wider engineered drainage network.

Our site engineers are prepared to review all previous engineering measures for the entire Boston State Hospital. Orchard Village's new site drainage plan and capacities will be coordinated with adjacent developments to either side of the site to remediate the current Audubon site storm water accumulation issues. We are confident that as a team we can design our drainage system to not only work well for our own new community, but also help resolve Mass Audubon's current flooding issues. We have included our intention to address this matter in our community benefits list.

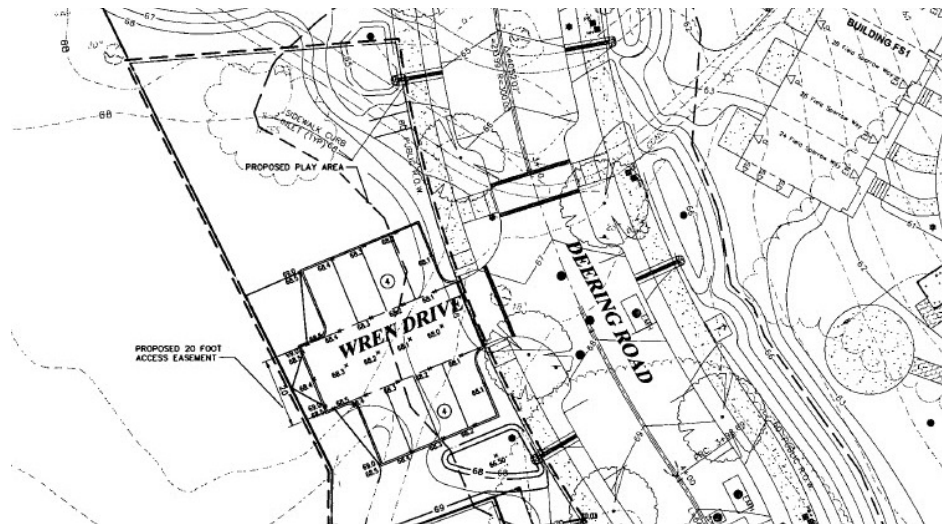




Existing Easements

Based upon ROW and easement plans provided us by DCAMM as part of the RFP, we understand that the ‘missing link’ of West Main Street will be completed by us across our property. There is also a ROW easement extension northward from W. Main St. toward the Boston Nature Center that we will equally share with the developers of Olmsted Green’s West Campus.

Additionally, an access easement through Olmsted Green’s West Campus from their new Deering Road Extension (now under construction) to the edge of the Orchard Village South Neighborhood property will be provided. We will use this access easement to connect to the new South Neighborhood residential street within our property to Deering Road Extension.



A.5 COMMUNITY CAC GUIDE DOCUMENTS & ZONING REQUIREMENTS

DCAMM has provided our team with zoning and guidance documents that will inform the development of our ten acre Disposition Parcel.

The development of our site is nominally governed, in zoning, by the Mattapan Neighborhood District Enterprise Protection Subdistrict (Section 60-10 thru 13). The Enterprise Protection Subdistrict was established “to promote the most desirable use of land and siting of development in areas with special natural or scenic features in accordance with a well considered plan, and to protect and enhance the natural and scenic resources of Mattapan.” Housing is an allowed use within this Subdistrict. Nominally, the maximum allowed FAR is 0.5. The maximum height is 45 feet, and the maximum allowed housing density is eight (8) units per acre. However, Site Plan Review, as stipulated in Article 80 for Large Project Review, will be required and utilized where such density and height requirements can be reviewed or revised.

Also providing key guidance for the redevelopment of the site are the CAC’s Development Guidelines and DCAMM’s Master Plan and updates. Originally prepared in 1993, they were more recently updated in 2002 and 2016. Of course, the economic cycles have swung wildly over that time. Nevertheless, most of the CAC’s and Plan’s primary goals remain valid. Some of those consistent primary goals include: 1) provisions for new housing targeting neighborhood residents and a variety of income levels, 2) housing for DMH

clients, 3) the preservation of as much forested land and buffer areas as possible, 3) pedestrian and traffic safety, and 4) respect for the land and its natural contours. Job creation is also discussed as a goal for the area. We believe that our plan meets all of these key goals. [See later discussion.]

Additionally, the redevelopment of the site is governed by the Legislation authorizing disposition and redevelopment of the former Boston State Hospital campus, and of course the RFP itself.

A.6 HOUSING DEVELOPMENT PROGRAM & UNIT MIXES

Housing Program, Bedroom Mix & Housing Prototypes

The development team intends to construct approximately 140 Workforce housing units within a new community that will be constructed on the entire ten acre Disposition Property. The mix of housing units will include approximately 49 one bedroom units, 43 two bedroom units, and 48 three bedroom homes. 15% of all rental units (approx. 17 units) will be dedicated to DMH clients. When completed, this new housing will offer a total of 191,000 gsf of new development.

In addition to this target bedroom mix, the Development Team will work with DCAMM to discuss the plausibility of constructing smaller sized 'Boston Compact Living Pilot' units depending on what the demographic is anticipated to be. These may be suitable for senior living.

ORCHARD VILLAGE – UNIT, BR MIX and PARKING SPACE TOTALS				
Units	1BRs	2BRs	3BRs	Parking
CENTER				
66 DUs	41 DUs	19 DUs	6 DUs	71 spaces [65 in lot, 6 curb]
NORTH				
30 DUs	0 DUs	24 DUs	6 DUs	30 spaces [30 in lot]
SOUTH				
44 DUs	8 DUs	0 DUs	36 DUs	46 spaces [10 in lot + 36 curb]
Total = 140 DUs	49 DUs	43 DUs	48 DUs	147 Spaces
Total NSF	35,843	45,760	70,080	
Avg. NSF/ Unit	731	1,065	1,460	
TOTAL NSF = 151,683 NSF				
TOTAL GSF = 190,365 GSF				



Housing Prototypes [See Section III. C.]

To accommodate the bedroom mix described above, a variety of housing prototypes will be offered, including apartment flats, two-story townhouses, duplex units over ground floor flats, and three story six unit garden apartments. Most prototypes will be two or three stories in height and all will include sloped roofs.

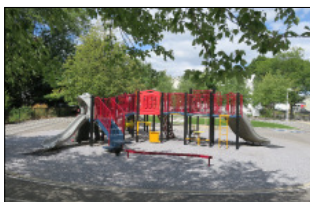
At the heart of the Town Center a 'signature' four-story residential midrise building, that will include both flats and duplexes, is proposed which will also include a number of community amenities and services on its active ground floor. These features will include a property management office, a community lounge with TV and computer stations, a meeting room, a kitchen, and exercise equipment. Another use that may be considered is a lively and active small coffee shop to serve the entire community, including state lab employees, visitors, and other neighbors.

Parking Provided / Parking Strategy

On average, one parking space per housing unit (1:1) will be provided in this new community. This average ratio will vary by the size of the housing unit and the needs of assigned residents. DMH client units will be provided 0.5 spaces per unit. If 'Boston Compact Living Pilot' units are partially utilized as a portion of the housing mix, 0.75 spaces will be provided for each of them.

We are well aware of very recent city-wide parking studies conducted in Boston that show that parking is now generally overbuilt in new housing communities, particularly in neighborhoods with access to good public transit services. Therefore, it will be in our own interest, DCAMM's interest and the environment as a whole to discourage unnecessary automobile parking and usage. At our site, though a major bus line traverses nearby Morton Street, transit services and stations, such as Forest Hills, are somewhat remote. So, how much lower we can set the average 1:1 ratio will need further consultation.

We will also provide covered bicycle parking stations, parking spaces for the disabled, and visitor parking spaces. We will also encourage provision of rental Blue Bike Stations and will provide electric car charging stations. We will also provide a bike and helmet credit to each unit through a local minority owned bike shop.



Village Center Community Services & Amenities

The heart of our new development will be at our Village Center on West Main Street. Here framed by our signature building with its lively ground floor uses, we are proposing to construct a new attractively landscaped Town Center Plaza which all residents may use, gather on, and share with each other. It may also be used to host neighborhood events, fairs, barbecues, and flea markets, etc.



Outdoor Open and Recreational Space – Active and Passive

Although much of our Disposition Property is sloped, we will grade the site to include small active recreational area(s), including two small playground / tot lots, adult exercise stations, and perhaps small outdoor picnic areas with tables and benches.

We will also provide pedestrian paths and bike paths (either on street or off street) linking surrounding neighbors to Mass Audubon's open spaces and nature areas.



A.7 DESIGN PRINCIPLES & CONCEPTS

As we prepared the design for a new housing community on the 10-acre site, we used the following design principles to guide our efforts:

- 1) Our housing designs, as they appear to both residents and others from the exterior, will not visually differentiate between affordability, rental or ownership categories. No differences will be apparent. Nor will they differentiate in appearance from units designated for different age groups.
- 2) Our plan will establish a new 'sense of community' where neighbors will want to meet and congregate with each other.
- 3) Beyond new housing, our plan will create a new "Village Center", where residents and neighbors can gather, and where community amenities are provided around the edges of a central landscaped public plaza which will serve as the community 'heart' of our new neighborhoods and our abutters.
- 4) Leading outward from the new central 'Village Center', we will design three distinctive sub neighborhoods providing visual interest and a distinct sense of identity for the residents of each.
- 5) We will create traditional tree-lined 'streets' consistent with Boston's Complete Streets initiative where people can walk along sidewalks, drive, bike and park at curbside. We will avoid ambiguously-designed parking lot drives

where there is no distinction between the parking lot drive and street.

6) Housing designs will be consistent with the scale of surrounding residential neighborhoods and the interface with the adjacent lab buildings and the Boston Nature Center will be thoughtfully considered and appropriately buffered.

7) Our new neighborhood layout will link our new community more broadly to many of our existing neighbors and will not be designed as an isolated enclave. Our new neighborhoods will become a part of the existing and planned wider urban fabric. We will provide the 'missing link' to connect what are now separated and isolated developments. However, we will provide visual buffers for those adjoining communities wishing visual privacy.

8) Our designs will respect the land – its forested areas, its sloped topography, and many of its valued mature trees which now adjoin future street alignments.

9) We will explore the use of design and engineering innovations and efficiencies – whether they be a groundbreaking pilot geothermal energy heat exchange program, LEED certifiable residences, green LID storm water management strategies, Compact Living Units, alternative personal modes of transportation, provision of Starry internet service from antennae located atop our tallest building, and advanced residential building technologies and project delivery systems.

10) Enhance tree buffers and reestablish natural wooded areas by replanting an orchard of trees that had earlier been removed for lab construction on an adjacent property.

A.8 KEY SITE DEVELOPMENT ASSUMPTIONS

As our Development Team prepared our design and development proposal, we made these key assumptions:

1) A new connecting 60 foot ROW alignment for West Main Street will be extended across our property and serve as the key access street for our community. It will also serve as the main trunk underground utility corridor.

2) An access easement granted to the owners of the Olmsted Green West Campus connecting the new Deering St. Extension ROW to the edge of our property may be retained by us for access to that new Extension.

3) The site drainage and storm water plan we craft may make use of and connect to the city's existing engineered drainage piping system and infiltration

areas and will be integrated into a comprehensive, sustainable landscape plan.

A.9 THE HOUSING DESIGN PLAN CONCEPT NARRATIVE

Create Several Distinct Residential Neighborhoods Surrounding A Village Center: The Village Center, The North Village Green, & The South Village Court [See Section III. C.]

In our design drawings and exhibits in a subsequent section of our proposal, we have designed a new housing community of several distinct neighborhoods, each of which converges around and directly links to our central Village Center and public plaza. Within each distinct neighborhood



To reiterate our three proposed distinct neighborhoods are:

The Village Center

At the heart of our new community, along West Main Street, the signature four-story residential apartment building, consisting of both flats and duplexes, will frame the centrally located landscaped public plaza. The height of this building will visually identify the heart of our development.

The ground floor of this signature building will host a variety of community amenities. All of these uses will face the plaza, and in warm weather months, these activities can spill out onto the plaza. The rooftop may be landscaped and available for residents' use.

Parking for residents will be provided behind the four-story building. Visitors arriving by car to see residents or use the ground floor amenities surrounding the plaza will park at street curbside spaces.





Across West Main Street, a new three-story attached garden apartment building will frame the open side of the plaza so that the central plaza will be clearly bounded and defined.

The North Village Green Neighborhood

To the north of the Village Center, we have created another distinct residential neighborhood we are calling the 'North Village Green'. It consists of a number of two and three-story residential buildings, largely duplexes above flats, that surround three sides of a landscaped 'common' or 'green'. The fourth side will directly open to its frontage street. A small children's playground will also be included on site.

The South Village Court Neighborhood

South of the Village Center, we have created another neighborhood directly linked to the Village Center. South Village Court consists of clusters of townhouses facing a central loop street with a linear landscaped park dividing the street and running its full length (much like Louisburg Square in Beacon Hill or several South End streets). Residents will primarily park along the street at curbside spaces – thereby creating a genuinely urban street. An additional parking area will be located at the corner of the Court. The south end of South Village Court will link to Deering Rd. Extension via the connecting easement already provided by DCAMM to the Olmsted Green West Campus.

As South Village Court lies within a forested and steeply-sloped portion of the site, we have configured this neighborhood to avoid the steepest portions and preserve a wide forested buffer along Harvard.

At this location, we will also replant an orchard of new fruiting trees.

Site Auto Access

Primary parcel access will be from West Main Street at one end and Walk Hill Street at the other. No permanent access to our site from Harvard St. is sought. Access to the Deering St Extension via the access easement from Deering to the edge of our property will be activated through South Village Court.

Geothermal Exchange Heating / Unit Heat Exchangers

To achieve long-term heating efficiencies and lower operating costs, we intend to provide underground Geo-thermal Exchange as a method of both heating and cooling our new homes. Utilizing renewable underground geo-thermal heating will reduce both heating and cooling costs significantly for both residents and the site's owner. Based on further development of our site plans, we will identify whether adequate field areas are available to accommodate this strategy. This advanced system significantly reduces greenhouse gas emissions, reduces our carbon footprint and is a landmark example of cooperation between utilities and consumers to the benefit of all. This pilot program is strongly supported by the City of Boston among others.

Edges & Buffers

Along all edges of our parcel, we will maintain and enhance the existing foliage buffers for visual privacy and neighborhood appearance. Along Harvard Street we will clean and maintain a large part of the forested land there, particularly on the most steeply sloped portions. Similarly, we will buffer our new housing development from Mass Audubon's Boston Nature Center. Along the alignment of West Main Street as it traverses across the center of our property, we will endeavor to maintain and preserve the existing mature rows of maples and oaks there to the extent possible.

Site Storm Water Management Concept

We primarily propose to utilize the city's subsurface engineered drainage piping system to accommodate storm water drainage and runoff to carry water off-site. Storm water pipe capacities will need to be assessed in detail once we are designated as selected Developer. This strategy will be supplemented by perhaps providing on-site LID / low-impact development techniques such as bioswales, raingardens, and permeable paving as means to both detain and retain storm water runoff.

Exploring Housing 'Boston Compact Living Pilot' Units

In part based upon the identified target markets for new housing at this site, we may want to explore with DCAMM and the City of Boston the construction of smaller sized units in accordance with the city's recently released "Boston Compact Living Pilot" housing standards.

Such units may appeal to young people, seniors and others who do not need large units, but who would like to socialize and share common amenities within their residential buildings.

A.10 COMPLIANCE WITH KEY COMMUNITY GOALS & DCAMM PLANS

As described above, key guidance for the redevelopment of the site are the CAC's Development Guidelines and DCAMM's Master Plan and more recent updates. Originally prepared in 1993, they were more recently updated in 2002 and 2016. Even though economic cycles have swung wildly over that time and much has changed over the years, most of the CAC's and Master Plan's primary goals remain valid over time. Some of those constant goals include: 1) provisions for new housing targeting neighborhood residents and a variety of income levels, 2) housing for DMH clients, 3) the preservation of as much forested land and buffer areas as possible, 3) pedestrian and traffic safety, and 4) respect for the land and its natural contours.

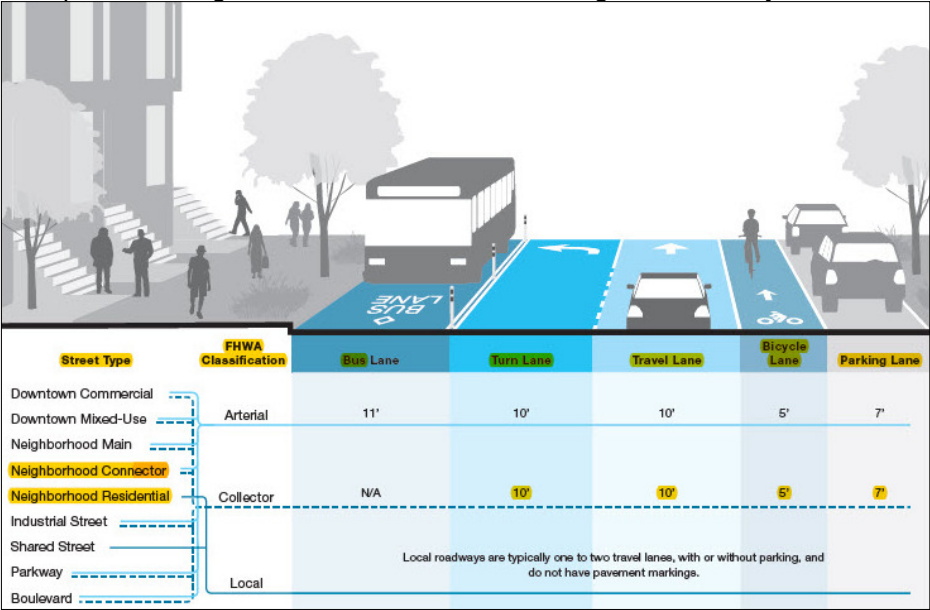
We believe that our proposed Plan meets all of these key goals and complies in every regard.

1) Our 100% Workforce Housing community plan proposes approximately 140 new homes, of various sizes and intended for a variety of income groups. The exact targeted demographic and income eligibility requirements will be finalized together with DCAMM and the community. We also wish to explore with the city the use of smaller units outlined in Boston's recent report on their 'Compact Living Pilot' program if the demographic for these units make sense at this location.

2) We will be constructing 15% of our rental homes for DMH clients, as

required in the RFP. These units will be evenly distributed throughout our new neighborhoods.

3) Our new street plan and vehicular access points will be designed with pedestrian and auto safety as our primary concern, and we will utilize Boston’s ‘Complete Street’ guidelines and standards to design our street system. The



The construction of the ‘missing link’ of West Main St. across our site will connect and integrate our new housing community with all our neighbors – the new Olmsted Green West Campus, Mass Audubon lands, UMass Biologic, and the established residential community on the other side of Harvard St. It will also provide access for all to our new “Village Center”. Furthermore, when this missing link is completed, access will be available to all modes from Morton Street all the way to Walk Hill Street. As a result, all these neighbors will no longer remain isolated enclaves or remote from each other. We will work with all our neighbors to insure that the construction of this new ‘missing link’ is beneficial to all.

4) As we develop our ten acre site, we wish to take advantage of its existing natural amenities and respect its topography. For example, we will retain much of the forested area along Harvard St, both as a visual buffer and as a natural preserve. We also intend to preserve the mature maples and oaks that now straddle the future West Main St. alignment across our site – thereby lending both a distinct character and welcome beauty to our new ‘Village Center’ that only mature trees can provide.

Additionally, as we sited our new housing, we avoided the steepest slopes

along the Harvard St. edge – both to preserve a majority of the forest land there, and to avoid excessive earth movement and the need for large-scale retention walls. We also will plant an orchard of ten new fruiting trees at this location.

B. REQUIRED ZONING, PERMITS, & PERMITTING SCHEDULE

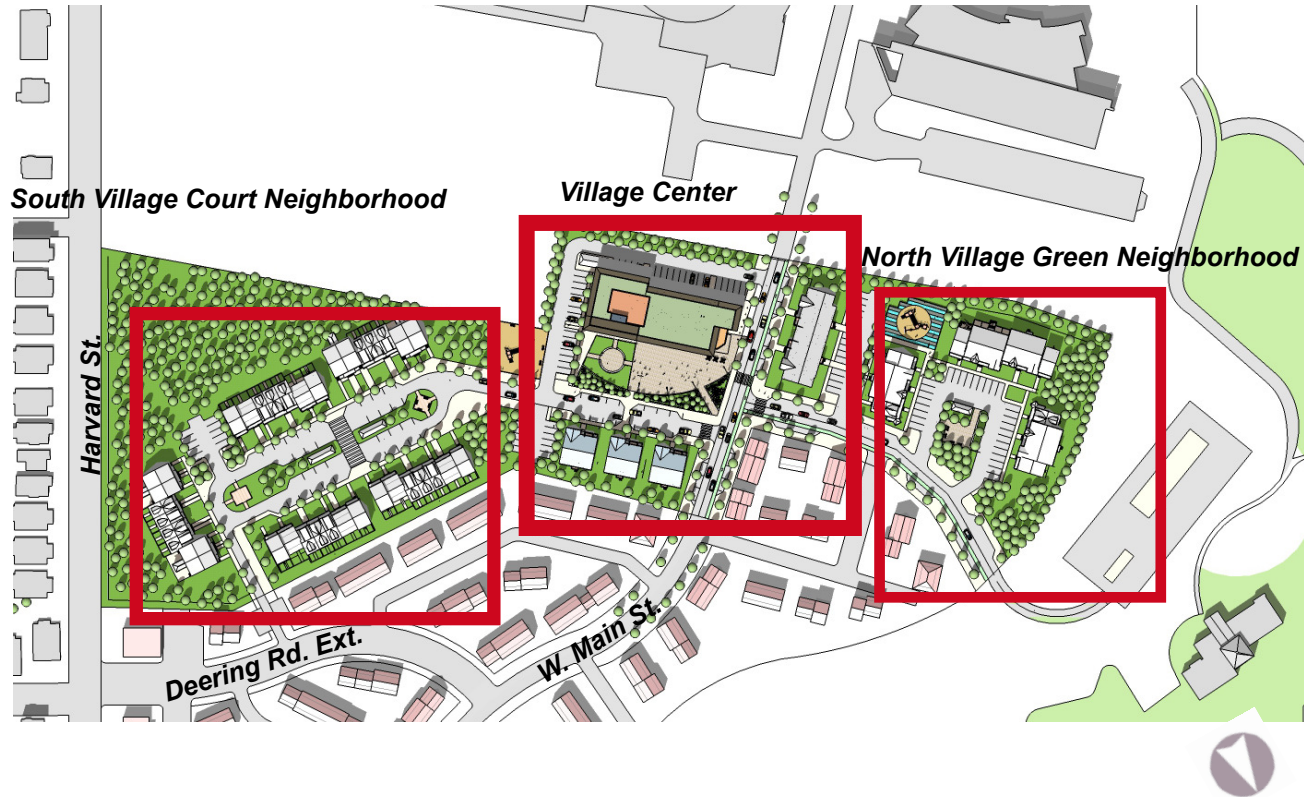
A list of all required local, state, and federal zoning, land use and

Agency Name	Permit or Action	Estimated Schedule to Commence/Secure Permits/Approvals
City of Boston		
Boston Planning & Development Agency (BPDA)	Large Project Review and associated reviews and agreements (including Cooperation Agreement, Boston Residents Construction Employment Plan, Green Building Review (Art-37), Response to Climate Change Preparedness and Resiliency Checklist, Response to Accessibility Questionnaire, and Response to Broadband Questionnaire, Response to SMART Utilities Checklist); Section 80B-6 Certificate of Compliance Planned Development Area (PDA) Plan Approval, If Requested	1 st Qtr 2020- 1 st Qtr 2021 3 rd Qtr 2020
Boston Civic Design Commission (BCDC)	Advisory Design Review	2 nd -3 rd Qtr- 2020
Boston Transportation Department (BTD)	Transportation Access Plan Agreement Construction Management Plan	3 rd -4 th Qtr- 2020
Boston Parks and Recreation Commission (BPRC)	Design review under City of Boston Municipal Code (100-Foot Rule) Section 7-4.11 (Due to Adjacency to MA Audubon Nature Center)	3 rd -4 th Qtr- 2020
Boston Zoning Commission (BZC)	PDA Approval (If Sought)	4 th Qtr- 2020
Zoning Board of Appeal (BOA)	Zoning Relief (If Required)	4 th Qtr- 2020
Boston Water and Sewer Commission (BWSC)	Site Plan Review Water and Sewer Connection Permits	1 st Qtr- 2021
Public Improvement Commission (PIC) / Public Works Department (PWD)	Specific Repair Plan approval for changes to the public right of way; Specific Repairs Plans; Curb-Cut and Street/Sidewalk Occupancy/Opening Permits	1 st Qtr- 2021
Boston Inspectional Services Department (ISD)	Building/Occupancy Permits	2 nd -3 rd Qtr- 2021

Agency Name (Continued)	Permit or Action	Estimated Schedule to Commence/Secure Permits/Approvals
Commonwealth of Massachusetts		
MA Division of Capital Asset Management and Maintenance	Land Disposition (Sale)	2020
MA Executive Office of Energy and Environmental Affairs (MEPA Office)	State Environmental Review; Commonwealth Land Disposition (Sale)	1 st Qtr 2020- 1 st Qtr 2021
MA Historical Commission (MHC)	State Register Review (If required)	3 rd Qtr- 2020
MA Water Resource Authority (MWRA)	Project Review, If Required	1 st Qtr- 2021
Federal		
Environmental Protection Agency	Coverage under National Pollutant Discharge Elimination System Permit - General Permit	2 nd Qtr- 2021
Federal Aviation Administration	Determination of No Hazard to Air Navigation (if required for cranes)	2 nd Qtr- 2021

C. CONCEPTUAL DESIGN PLAN EXHIBITS

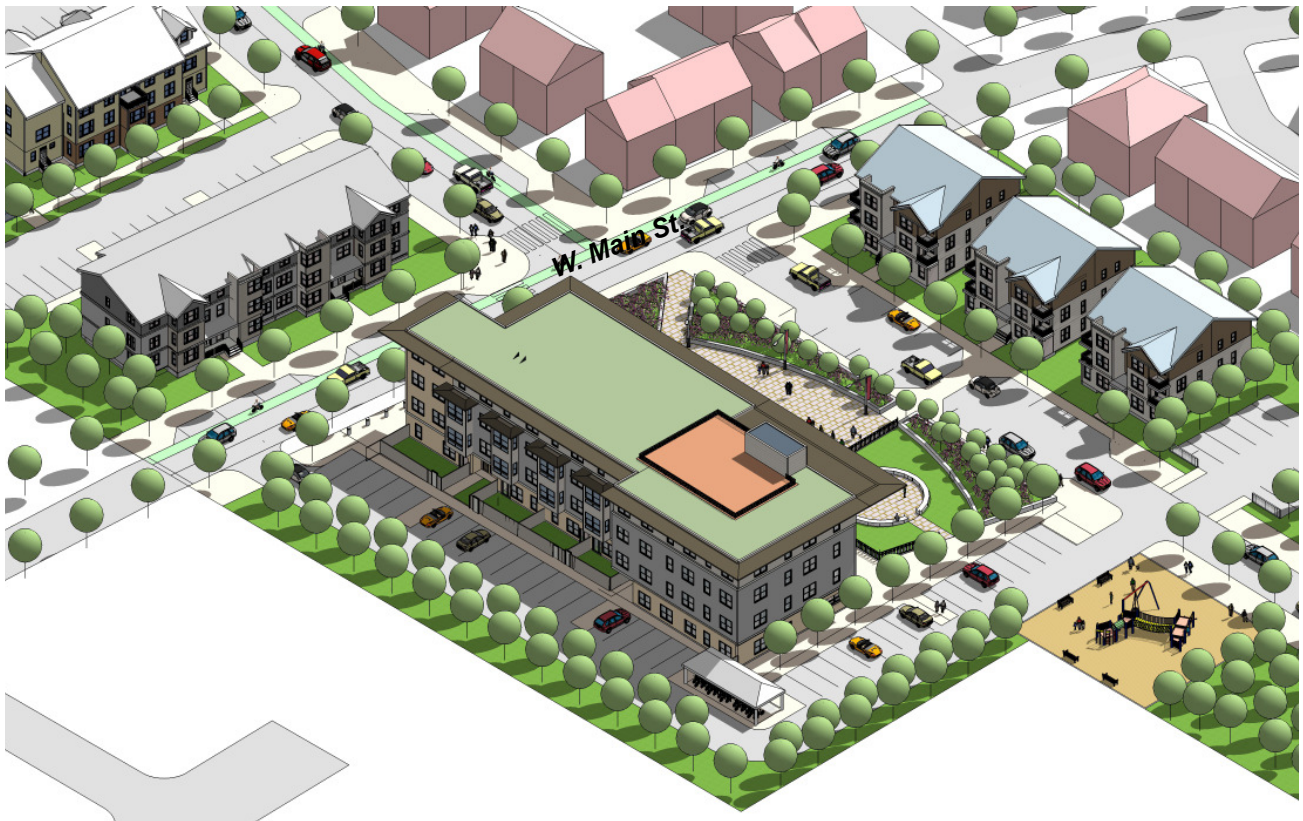
Orchard Village - Overall Plan



Village Center







North Village Green Neighborhood



South Village Court Neighborhood



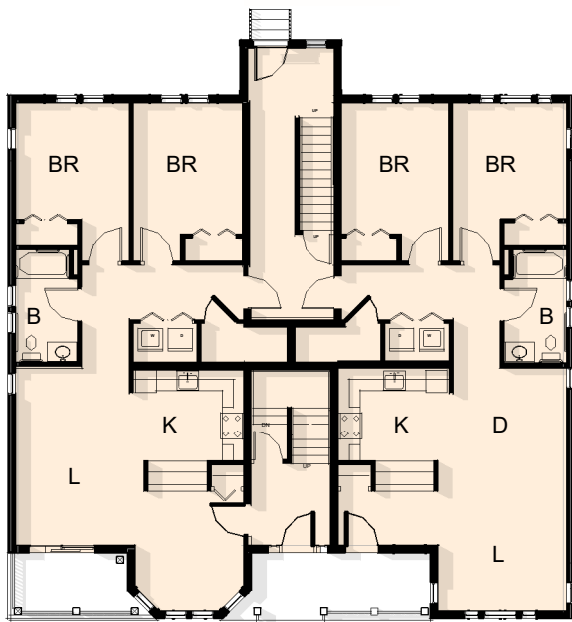
Building Prototype Index



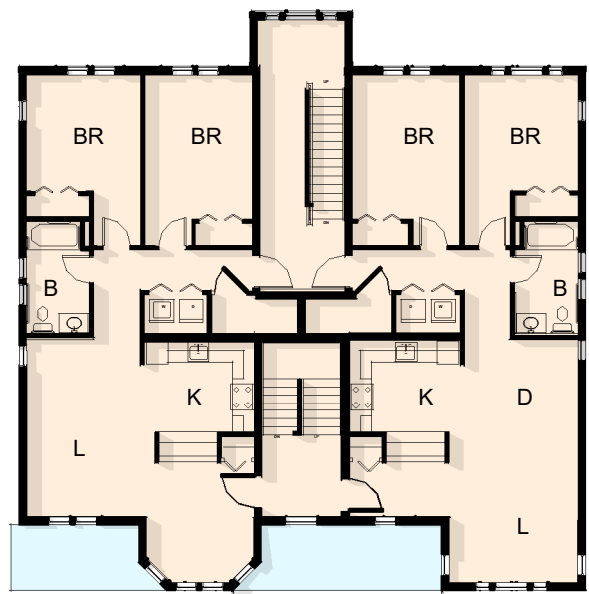
Building Prototype A, Garden Apartment



Front Elevation



First Floor

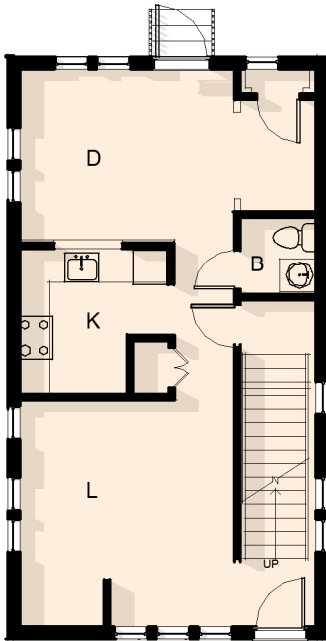


Typical 2nd and 3rd Floor

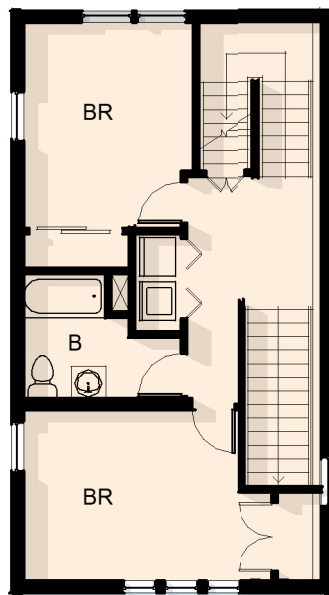
Building Prototype B, Townhouse



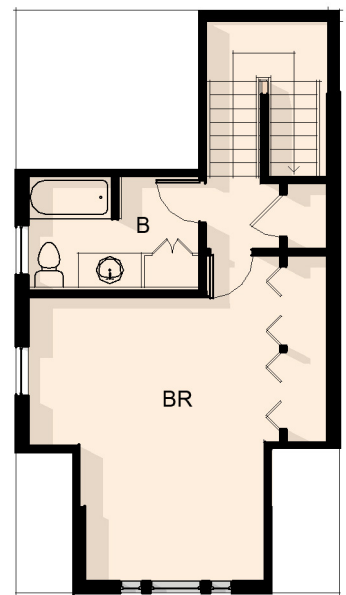
Front Elevation



First Floor



Second Floor

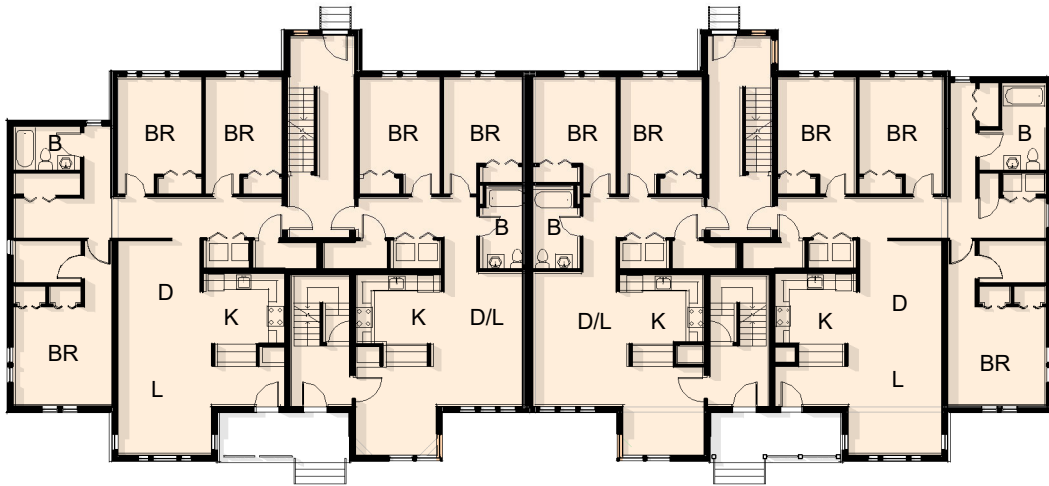


Third Floor

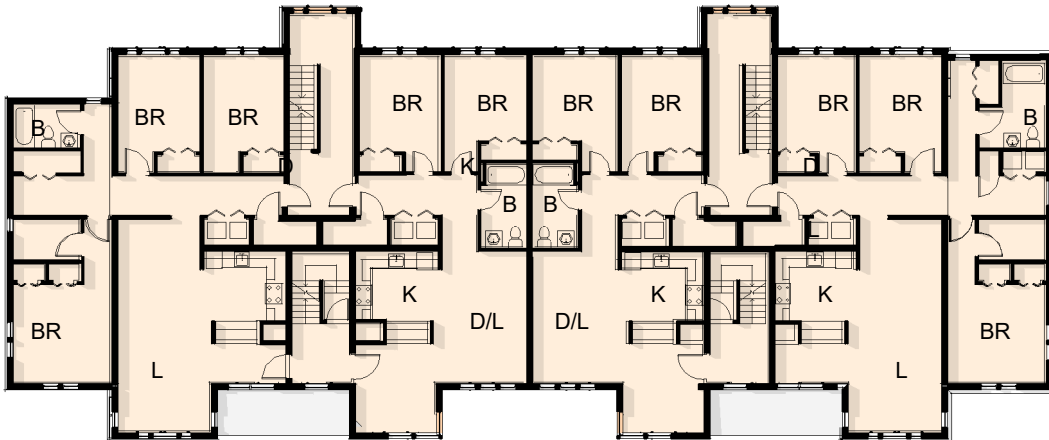
Building Prototype C, Attached Garden Apartment



Front Elevation



First Floor

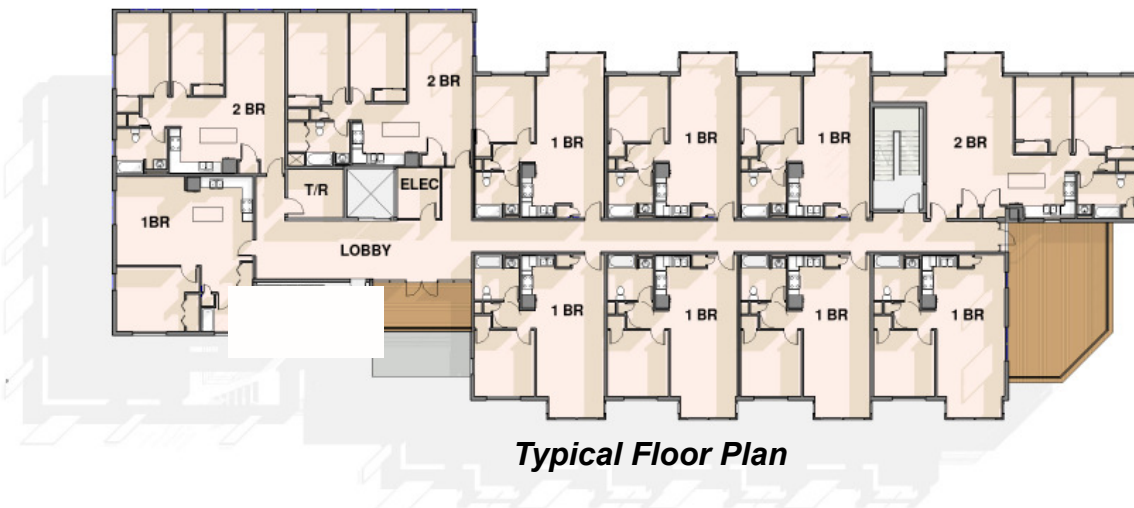


Typical 2nd and 3rd Floor

Signature Building Prototype D, Mid-Rise Residential



Front Elevation



Typical Floor Plan

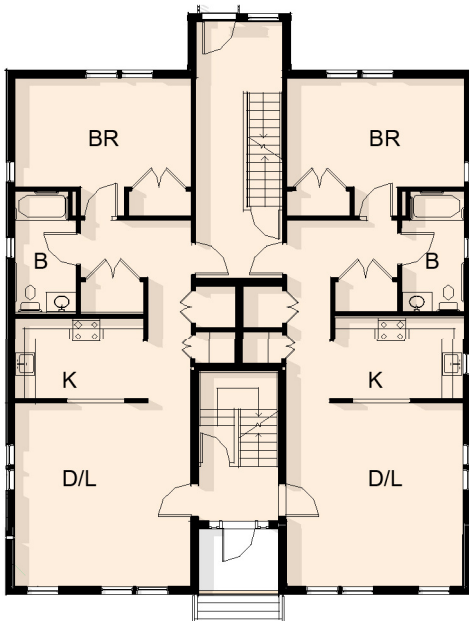


Ground Floor

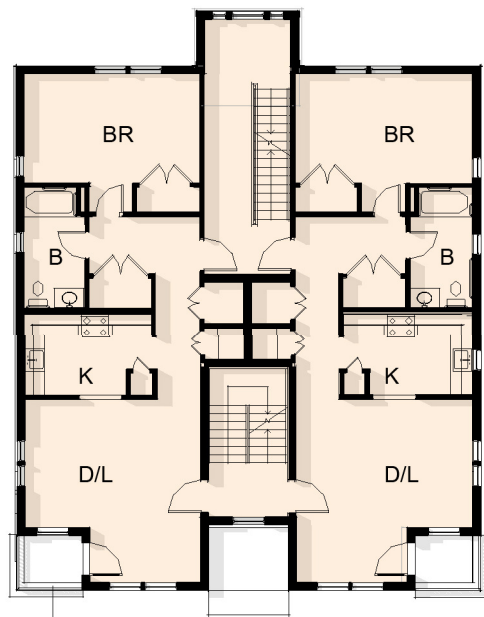
Building Prototype E, Garden Apartment



Front Elevation



First Floor

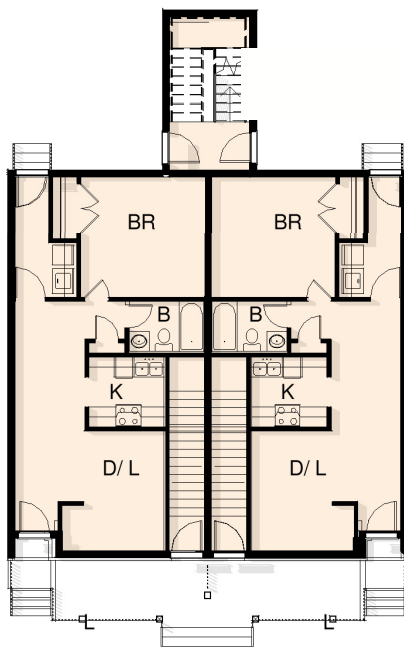


Typical 2nd and 3rd Floor

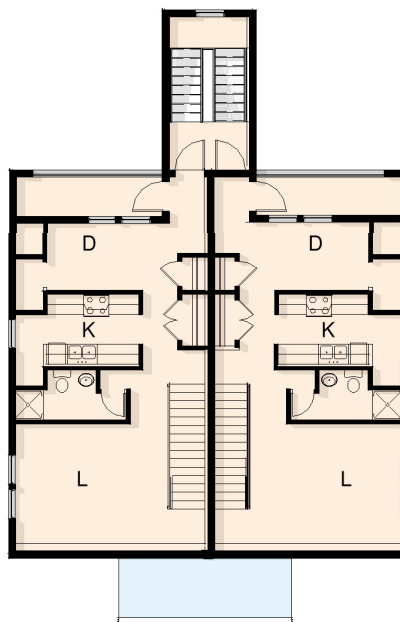
Building Prototype F, Duplex over Flat



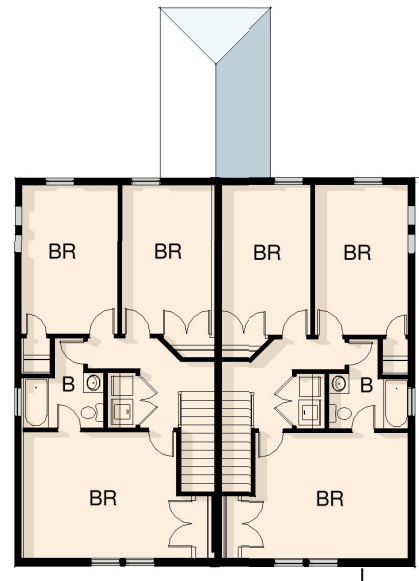
Front Elevation



First Floor



Second Floor

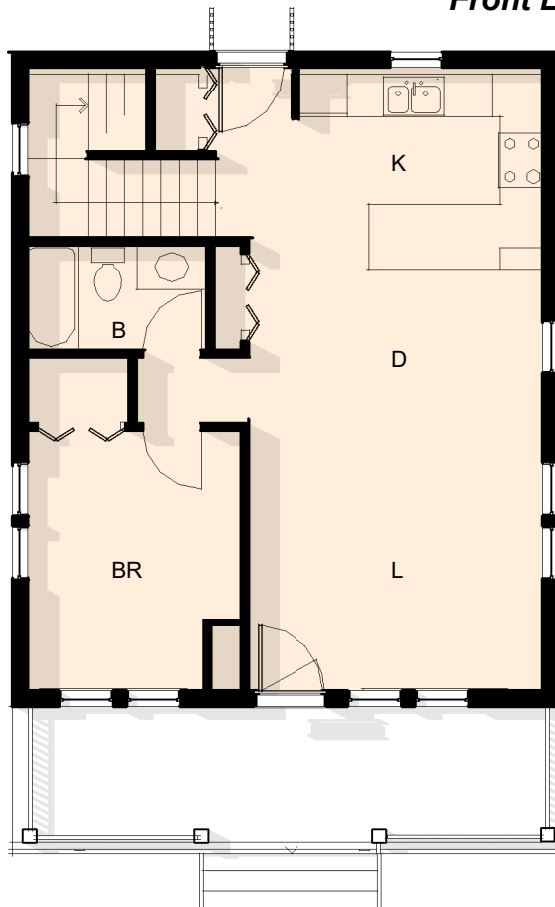


Third Floor

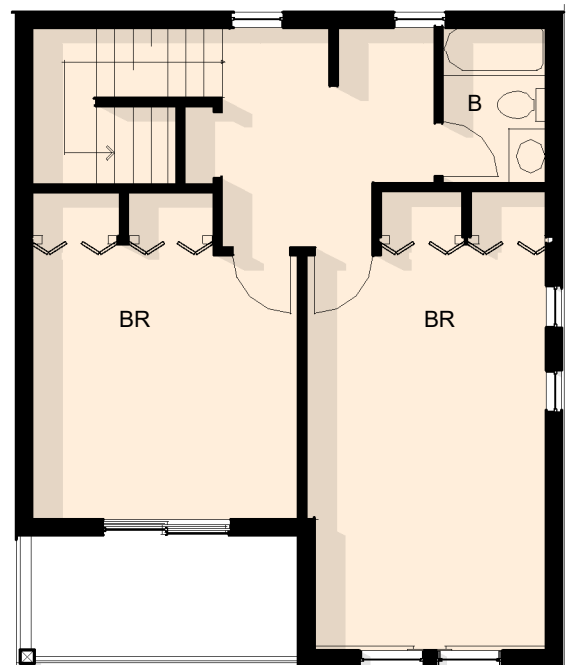
Building Prototype G, Townhouse



Front Elevation

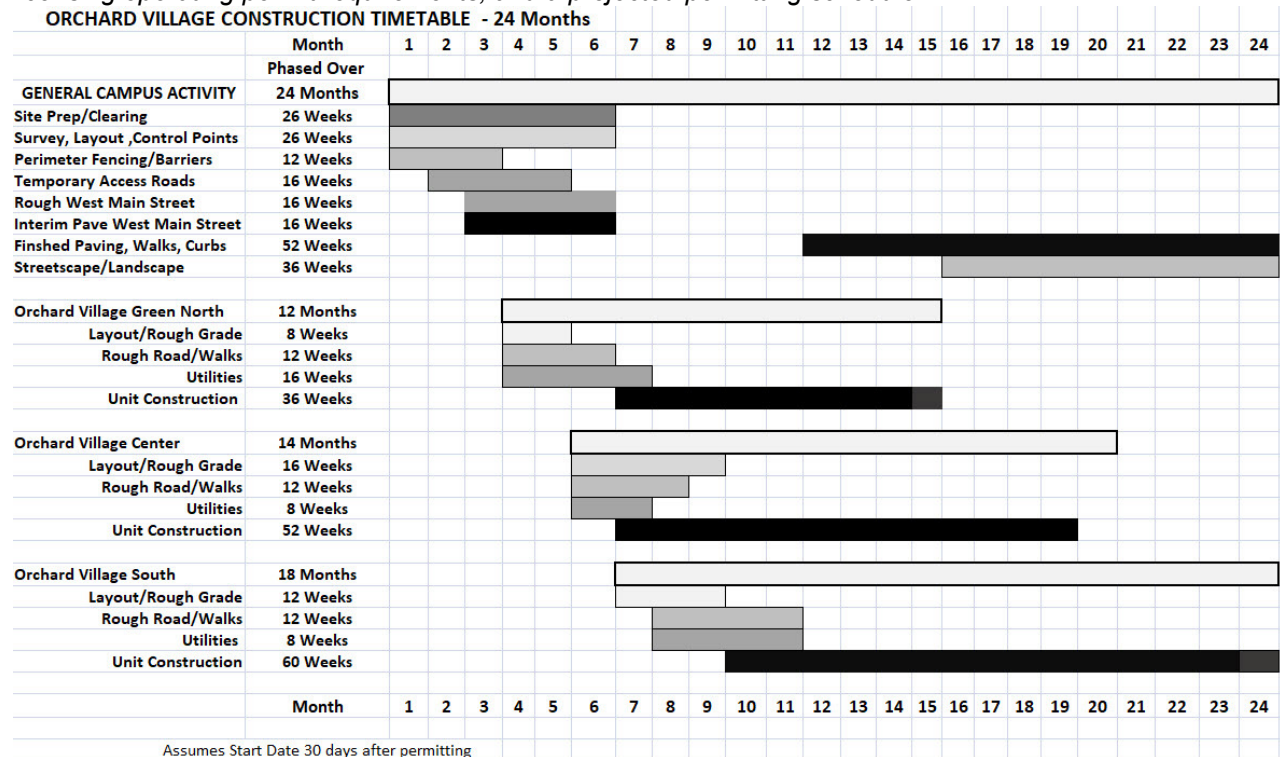


First Floor



Second Floor

environmental permit and approval requirements, as well as all applicable licensing/operating permit requirements, and a projected permitting schedule



E. DEMONSTRATION OF PROJECT FINANCIAL FEASIBILITY

Financial feasibility pro forma and detailed total consideration are located in the financial information submitted under separate cover.

F. PROJECT'S ECONOMIC IMPACT ON SURROUNDING COMMUNITY

We anticipate approximately 230 construction jobs to be generated. Our compliance consultant, Diversity Development, has a proven record of meeting local hiring and business goals through its work on the second MassBiologics building. In addition -

- Bicycle purchasing credits to local shops will also generate long term service income and create jobs.
- Our property manager, Peabody Properties, will work to hire local residents, especially in the fruit orchard maintenance. We will work with the Boston Nature Center on this project.
- We will provide one-year family memberships for our new residents at Mass Audubon's Boston Nature Center.
- The groundbreaking Geothermal program will provide clean, safe energy for the benefit of the entire surrounding area, not just this development.

The potential for local job training for these jobs in an emerging industry is particularly exciting and will take shape as the program develops.

- The electric car charging stations and free bikes will reduce air pollution and traffic.

G. EMPLOYMENT OPPORTUNITIES FOR DMH CLIENTS

DMH job training opportunities do not apply to construction jobs in accordance with Legislation.

H. UNITS AVAILABLE TO DMH CLIENTS & LOW TO MODERATE INCOME RESIDENTS

The units are 100% workforce housing with thirty (30) units for sale. Of the remaining units, at least sixteen (16) will be made available to DMH clients. 80% of all units will be priced at 120% of AMI and the remaining 20% will be priced at 80% of AMI. Peabody Properties, Inc., in coordination with the Boston Housing Department, will conduct affordable housing resident selection through a lottery.

I. ONGOING OWNERSHIP & OPERATION OF DISPOSITION PROPERTY

Thomas F. Welch & Associates, Inc. will maintain ongoing ownership of the disposition property in partnership with the management of Peabody Properties, Inc. as overseen by Malene Welch. TFW & Associates commits to maintaining the workforce housing status of the property in perpetuity.

J. STORM WATER MANAGEMENT PLAN NARRATIVE

A plan that addresses storm water management and retention provisions and requirements of the Boston Water and Sewer Commission.

The Project will prepare a Boston Water and Sewer Commission (BWSC) Site Plan showing a stormwater management system designed to meet BWSC standards. As part of the submittal, a stormwater management report will be generated which will describe in detail the existing stormwater conditions of the site and the proposed stormwater improvements. The existing and proposed stormwater runoff conditions will be modelled and submitted to BWSC as part of the site plan approval process. The Project has engaged in conversation with Audubon and is willing to think collaboratively to address stormwater concerns. In accordance with BPDA's Smart Utilities Policy, BWSC will require stormwater infiltration at a volume equivalent to 1.25 inches times the impervious area, which is required for all projects with a floor area greater than 100,000 GSF.

K. VEHICLE AND PEDESTRIAN ACCESS PLAN

A plan that addresses safe public access for pedestrians and vehicles to and from the Disposition Property (or, if applicable, the portion of the Disposition Property included in the proposal).

The site will provide safe public access for all roadway users, with an emphasis on the promoting non-vehicular users such as pedestrians and cyclists. The project will construct a series of internal roadways that will be designed to Complete Street standards. Primary vehicular access to the site will be provided via West Main Street. West Main Street provides access to important regional connections along Morton Street, Harvard Street, and Walk Hill Street. The signalized intersections at Harvard/Morton Streets and Morton/West Main Streets allow for vehicles to safely and efficiently access the regional roadway network. Morton Street (Route 203) provides connections to other primary roadways, transportation hubs, and the Interstate Highway System.

The Project's transportation strategy to minimize vehicular traffic impacts will look to improve non-automobile connections between the site and key public transportation facilities at the Massachusetts Bay Transit Authority (MBTA) Forest Hills Orange Line Station and the Morton Street Commuter Rail Station. The Project will install publicly available bike racks throughout the site and nearby bus stops. It will also improve local access between the surrounding neighborhoods and the open space resources such as those of the Mass Audubon Boston Nature Center and Wildlife Sanctuary.

The Project will create a comprehensive Transportation Demand Management (TDM) program that will minimize the use of single occupancy vehicles and encourage the use of alternative modes of transportation, such as public transportation, walking, biking, and carpooling. The TDM program will provide the following:

- **Transportation Coordinator:** The Proponent will designate a full-time, on-site employee as a transportation coordinator for the site. The transportation coordinator will oversee all transportation related matters, including parking, service and loading, deliveries, move-in/move-out operation, bicycle storage, and all TDM programs.
- **Orientation Packets:** The Proponent will provide orientation packets to new tenants containing information on available transportation choices, including transit routes/schedules and nearby vehicle sharing and bicycle sharing locations. On-site management will work with residents and tenants as they move in to help facilitate transportation for new arrivals.
- **Transportation Management Association:** The Proponent is encouraged to join the local Transportation Management Association on behalf of the building for residents and employees to receive transportation benefits such as guaranteed ride home and a carpooling network.
- **Newsletter:** The Proponent will provide an annual (or more frequent) newsletter or bulletin summarizing transit, ridesharing, bicycling, alternative work schedules, and other travel options.
- **Realtime Transit Info:** The Proponent is encouraged to provide a real-time information screen on travel alternatives via the Internet in the building lobby.
- **Transit Pass Program:** The Proponent will consider supplementing new residents with a discount on transit passes so that people are encouraged to try public transportation and get acclimated with the schedule.
- **Electric Vehicle Charging:** The Proponent will install electric vehicle charging capabilities for 6 parking spaces; it will also include infrastructure capacity for

the future accommodation of electric vehicle charging stations for an additional 10% of total spaces should demand arise.

- **Vehicle Sharing Program:** The Proponent will explore the feasibility of providing spaces in the garage for a car sharing service.
- **Bicycles for Residents:** The Proponent will provide one voucher for a new bicycle and equipment at a local bicycle shop to every unit. This will encourage new residents to own and use a bicycle for transportation.
- **Bicycle Accommodation:** The Proponent will provide secure, covered bicycle parking spaces areas, at a rate of one per unit, for residents to encourage bicycling as an alternative mode of transportation. Subject to necessary approvals, public-use bicycle racks for visitors will be placed near building entrances.

L. TARGET MARKET

The target market is workforce and low-income residents of the communities of Dorchester, Hyde Park, Jamaica Plain, Mattapan, Roslindale, and Roxbury.

M. ENVIRONMENTAL IMPACTS

Discussion of environmental impacts, including but not limited to visual, noise and traffic, during the construction, occupancy and operating phases of the project. Mitigation should be proposed as necessary.

The Project will develop a robust Construction Management Plan (CMP) in order to minimize transportation impacts during the construction period. The CMP will include the following measures:

- Limited construction worker parking on-site;
- Encouragement of worker carpooling;
- Consideration of a subsidy for MBTA passes for full-time employees; and
- Providing secure spaces on-site for workers' supplies and tools so they do not have to be brought to the site each day.

During and after occupancy, the Proponent will:

- Create a unique and innovative Geo-Thermal District [See Section N]
- Maintain all roadways and be responsible for maintaining all public access around the site. This includes removal of any snow or debris within the public Right of Way. The Proponent will also maintain all landscaping to enhance the public pathways.
- Provide electric car charging stations and free bike credits that will reduce air pollution and traffic.

N. PROJECT BENEFITS TO SURROUNDING COMMUNITY

Description of the benefits of the project to the surrounding area, including, without limitation, discussion of Community Benefits to be provided and, if applicable:

- The extent to which the proposed development minimizes traffic impacts to the surrounding areas; and
- Any other local and regional benefits associated with redevelopment the extent to which redevelopment includes recreational facilities (e.g. a bike path) available to the general public, with access for mental health clients, over and above those required by the Legislation and the Master Plan.

Renewable GeoThermal Network

The City of Boston's Office of Energy Policy and Programs has suggested creating a GeoThermal District using the latest geo-thermal energy technology to provide energy for HVAC in the development's homes. This referral was made possible because members of our development team have decades of award winning service to Boston's successful environmental efforts in the Boston Harbor clean up and climate change adaptation.

HEET.org is working with TFW to establish this groundbreaking pilot program for the State of Massachusetts. We are enthusiastic about undertaking this challenge that will be in partnership with National Grid. A letter of support from HEET is attached.

This will mean that Mattapan will be the first community to demonstrate the successful transition from natural gas to safe, clean geo-thermal energy in these homes. We anticipate that this project will generate local job training opportunities in this new and growing field for the residents in the six communities in the Boston State benefit area. We will urge that any job training program be located at the Lena Park CDC.

It is interesting to note that Audubon's Boston Nature Center, adjacent to this site, was built with one of the first-generation geothermal energy HVAC systems which has continued to function well for years.

The Project will address drainage issues that occur at the adjacent Mass Audubon and the laboratory buildings. The Project will work with the MBTA to explore increased transit to serve the Project and nearby housing. The Project will create a publicly accessible community center to host events and meetings for the local community. As previously mentioned, the Project will create a comprehensive TDM program that will minimize the use of single occupancy vehicles and encourage the use of alternative modes of transportation, such as public transportation, walking, biking, and carpooling.

O. TRAFFIC MITIGATION

HSH/ Howard Stein-Hudson will be responsible for crafting a detailed Traffic Mitigation Plan under the supervision of Pat O'Donnell.

O.1 Permanent Mitigation Measures

[See Section K.]

O.2. Construction Period Mitigation & Access Measures

[See Section M, Construction Management Plan.]

P. OTHER LOCAL & REGIONAL BENEFITS

Renewable GeoThermal District

The City of Boston's Office of Energy Policy and Programs has suggested creating a Geo-Thermal District using the latest geo-thermal energy technology to provide energy for HVAC in the development's homes.

This referral was made possible because members of our development team have decades of award-winning service to Boston's successful environmental efforts in the Boston Harbor clean up and climate change adaptation.

HEET.org is working with Thomas F. Welch & Associates to establish this groundbreaking pilot program for the State of Massachusetts. We are enthusiastic about undertaking this challenge that will be in partnership with National Grid. The pilot system will also be backed up by National Grid to insure reliable service to all customers under all circumstances. A letter of support from HEET is attached.

This will mean that Mattapan will be the first community to demonstrate the successful transition from natural gas to safe, clean geo-thermal energy in these homes. We anticipate that this project will generate local job training opportunities in this new and growing field for the residents in the six communities in the Boston State benefit area. We will encourage any job training program to be located at the Lena Park CDC.

It is interesting to note that Audubon's Boston Nature Center, adjacent to this site, was built with one of the first-generation geo-thermal energy HVAC systems which has continued to function well for years.

Storm Water Management Plan - Audubon's Boston Nature Center

The developer will provide engineering and funding to overcome the persistent storm water overflow problem experienced on the Boston Nature Center site. This problem has resulted in extensive pumping of excess water. We will coordinate with Mass Biologics to address the problem.

Public Space and Bike Paths

Bike paths, nearly 30,000 square feet of Public Commons and Green space, and two community playgrounds will be available to the neighborhoods and will generate activity.

A 3,000 square foot community room available for public use will be located in the Village Center signature building.

Public Transportation Enhancement

Discussions with abutters, elected officials and area residents have stressed to need for enhanced MBTA bus service along Walk Hill and Harvard Streets. We have engaged an experienced transportation consultant with a proven track record to focus on this work.

Fruit Tree Orchard

A fruit tree orchard will be planted and maintained to replace the original which was lost in a prior development.

Tree Buffer Zone

The current tree buffer zone between the development parcel and Audubon's Boston Nature Center will remain intact.

APPENDICES

APPENDIX A: LETTERS OF SUPPORT



Thomas F. Welch & Associates Inc.

Dear Mr. Welch,

Sept. 27, 2019

HEET is enthusiastic in its support of Thomas F. Welch & Associates, Inc.'s proposed inclusion of a GeoMicroDistrict in its 150-unit residential development response to DCAMM's RFP for the 10-acre parcel on the Boston State Hospital site in Mattapan.

HEET has been working to effectively save Massachusetts residents money in energy efficiency for over ten years. HEET has also focused on working with utilities to implement a Shared Action Plan to identify "super-emitting" gas leaks, share data, verify repairs and reassess methods to address large volume leaks. The work will result in the emissions from distribution-system gas leaks being cut in half within a few years for the least cost and disruption.

Our discussions with your development team gives us confidence in your ability to install the correct mechanicals in the buildings to connect to a potential state-of-the-art thermal network that would be installed by National Grid to serve as a pilot program and model for conversion from natural gas to renewable energy for home HVAC systems.

This network will complement the comprehensive green construction and transportation aspects of your plan. It is also encouraging that Mattapan will be the first community to feel the benefits of this technology and the potential for the establishment of a job training component for local residents to take advantage of the jobs that will be created as the system expands.

We look forward to working with you if you are successful in achieving the designation for this project.

Yours truly,

A handwritten signature in black ink, appearing to read "AS", written over a light gray circular background.

Audrey Schulman, Executive Director
HEET



Thomas F. Welch, President
Thomas F. Welch & Associates, Inc.
22 Hawthorne Street, Suite 3
Roxbury, MA 02119

October 11, 2019

Dear Mr. Welch,

I am responding on behalf of Marcy Reed, President of National Grid Massachusetts and Executive Vice President of U.S. Policy & Social Impact.

Thank you for contacting us regarding your response to the RFP issued by the Massachusetts Division of Capital Asset Management and Maintenance. The suggestion by the City of Boston's Office of Energy Policy and Programs regarding the use of geothermal is an exciting one, which we feel aligns closely with our vision for the Future of Heat.

We believe that the use of geothermal as part of the development at Mattapan could be an important demonstration of the benefits of district geothermal systems and how such systems could help Massachusetts transition to a low-carbon energy future. We would be excited to engage with and support this type of project in the ways in which we are able.

Please let me know when we would be able to meet with you and your team to discuss the details. I look forward to hearing the results of the RFP.

Yours sincerely,

Owen Brady-Traczyk, P.M.P.

Manager - Future of Heat

One MetroTech Center, 13th Floor | Brooklyn, NY 11201

Owen.brady@nationalgrid.com



October 11, 2019

Commissioner Carol Gladstone
Commonwealth of Massachusetts
Division of Capital Asset Maintenance and Management (DCAMM) and
Members of the Boston State Hospital Citizens Advisory Committee (BSH CAC)
One Ashburton Street, 15th Floor
Boston, MA 02108

RE: Letter of Support for the Thomas F. Welch & Associates, Inc. Proposal

Dear Commissioner Gladstone and Boston State Hospital Citizens Advisory Committee:

Boston Nature Center (BNC) is an immediate abutter of the 10 acres of the former Boston State Hospital (BSH) property for which the Division of Capital Asset Management and Maintenance (DCAMM) has requested proposals for its purchase and development. BNC is also the first developer of the BSH site in its acquisition and development of 67 acres as an environmental education center and wildlife sanctuary. The BNC community understands and deeply respects the important decision of DCAMM with the Boston State Hospital Citizens Advisory Committee regarding the developer for this 10 acre parcel. We are fully prepared to work closely with the chosen developer for this site and anticipate being fully participatory in the ensuing public processes.

As a community environmental education center, BNC is open to the public for free and provides a sliding scale or low cost admission for its programs. Approximately 30,000 people visit the center throughout the year. A deep partnership exists with the Boston Public Schools and its Science Department. BNC offers nationally accredited camps for ten weeks, school vacation programs for two weeks, a year-round licensed preschool, hundreds of public programs, and enjoys many partnerships with other community, educational, and cultural organizations both on and off site.

We met with their project manager and shared our most critical key issues in order for BNC to maintain its high quality programs which include: the development of a successful and sustainable stormwater system and stormwater mitigation; safe access for all including pedestrians and bikers to the BNC and the City of Boston's George Robert White Environmental Conservation Center; and maintenance of the appropriate vegetative screens providing visual buffers and sound barriers, important climate mitigation, and needed wildlife habitat that will be of benefit along our shared boundary.

Mass Audubon supports the Thomas F. Welch & Associates proposed project. Their commitment is to preserve *the shared wooded area* at our boundary providing an important "living screen" which offers both climate and stormwater mitigation. Additionally, they have indicated that they would carefully consider effective stormwater management system minimizing its impact on BNC. They have discussed renewable energy "green" features in their design which we support.

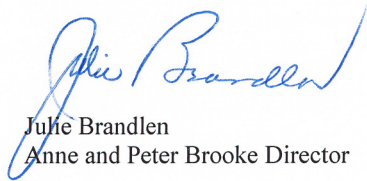
Given our twenty-year history with this site, we also recognize the important value of legacy trees to our new residents, property values, and our existing wildlife. Trees are *invaluable* in absorbing stormwater and providing habitat to wildlife. They provide critical climate mitigation, produce oxygen, and offer shade to urban heat traps. We are hopeful that there is a shared recognition of this importance and protective plans will be put into place to save them.

500 Walk Hill Street, Mattapan, MA 02126
617-983-8500 • massaudubon.org/bostonnaturcenter

We look forward to connecting with our new neighbors, offering our programs to audiences of all abilities and all ages, and extending our membership. We hope that our new neighbors will enjoy participating in our day camp programs, public programs, school and after school programs, and our Youth Leader Program. The BNC serves as a model of preserving precious urban open space for the enjoyment by all of Boston's residents, particularly our immediate neighbors. We are excited about the possibilities of developing lasting relationships with these new audiences.

Thank you for your consideration.

Sincerely yours,



Julie Brandlen
Anne and Peter Brooke Director

APPENDICES

APPENDIX B: TEAM FIRM DESCRIPTIONS + RELEVANT PROJECTS &
RESUMES

PROFESSIONAL SUMMARY

THOMAS F. WELCH

Thomas F. Welch, President of Thomas F. Welch & Associates, Inc., has been active since 1973 as a real estate professional in the related fields of real estate finance and development.

Trained as a planner at Massachusetts Institute of Technology, he received the Masters in City Planning degree in 1973 with a concentration in urban land development. He began his professional career with the Massachusetts Housing Finance Agency where he served as Senior Mortgage Analyst & Environmental Officer until 1975. The duties included evaluating the feasibility of proposed projects, assessing the capabilities of development team members and determining the responsiveness of proposed projects to documented housing needs and environmental regulations.

From 1976 thru 1983 Mr. Welch was Senior Vice President for HII, Corp., a nationally recognized real estate development and management company. He had direct responsibility including conceptual planning, finance and construction for affordable housing projects in Boston. The projects utilized Low Income Housing Tax Credits, Historic Tax Credits, and the first issuance of bond financing by the Boston Housing Authority for a private owner.

In 1983 Mr. Welch formed Thomas F. Welch & Associates, a real estate development and consulting firm in Boston, Massachusetts. The firm has been a principal and/or General Partner in partnerships that have developed the following projects:

- **Biscayne View Apartments** - A 463 unit mixed-income apartment complex with ancillary commercial space, in Miami, as a first phase component of the city sponsored Southeast Overtown/Park West Redevelopment Project.
- **Rector Park Condominiums** - A 274 unit market rate condominium project at Battery Park in New York City.
- **Crosstown Center** – A mixed-use project near downtown Boston of 825,000 square feet consisting of a 175 unit hotel, office, retail and garage space.
- **Humboldt Apartments** - A mixed-use affordable housing and retail project in Boston that was accomplished thru the rehabilitation of a financially distressed property utilizing City and State HOME funds.
- **Commerce Apartments** – A mixed-use affordable housing and market retail project completed in 1997. The properties were purchased from a Boston bank and completely rehabilitated utilizing HOME funds and Low Income Housing Tax Credits.

The firm is currently serving as lead Consultant to a Boston based cultural arts organization in developing a mixed-use commercial project of approximately 1.2 million sf. of built space. The uses will include medical office/research, museum, residential, arts education, retail and garage space.

Total cost of all projects combined is in excess of \$700 million.

Mr. Welch has received numerous awards and served as a Director/Trustee of businesses, educational institutions and civic organizations.

Married to Martha Jones Welch of Atlanta, GA, a Spelman College and Northeastern University graduate, they have two children: Thomas Jr. and Malene Elizabeth Welch.

Patrick R O'Donnell

140 Charles Street
Boston, MA 02114
617.835.3962
patodcs@aol.com

Construction Management and Project Development
45 years of front line project development/project delivery and operation
EXPERIENCE**Construction/Project Manager, Design/Development Consultant**

June 2007 to Present, O'Donnell Construction Services, Boston, MA

- Providing feasibility, concept design, and pre construction services including specifications, construction, design and budget solutions for cost/time sensitive new construction and renovation/reuse/re-purpose projects.
- CM of variety commercial, institutional and multi family residential projects.

Director of Planning and Capital Projects, Univ.Virgin Islands, USVI

Jan 1999 - April 2007 under Contract AFS/UVI

- Director of Planning & Construction Manager of all Capital Projects (\$75 Mil).
- Principal Author, 10 Year UVI Master Plan & Capital Projects Program
- Established and directed operating protocols and service response system.
- Directed Design/Build renovations and new construction of facilities.
- Developed Deferred Maintenance Solutions to assure ongoing asset preservation.
- Implemented major infrastructure improvements (water/power/fiber-optics/telecom) along with Multi-Faceted Energy Programs Including Renewable Elements.

Construction & Facilities Operations Consultant/Construction Mgr

1993-1998, O'Donnell Construction Services, Boston, MA ,

- Contracted with American Red Cross, Boston for Design/Build CM renovation of 100,000 sq. ft. bldg to ARC operations center. CM for ARC satellite facilities in Waltham and Framingham, Established facility operations systems and policies.
- Fibersense Technology, Canton, MA: re-purpose industrial building into high tech facility for research, testing and development of fiber optic gyroscopes
- Miscellaneous commercial/residential Design, CM and Operations Services.

Director Planning, Operations & Capital Projects, Univ.Virgin Islands

1990-1993, Facilities Resource Management, Madison, CT

- On Site Director (St. Thomas, USVI) of Hurricane Recovery Program (Hugo) \$50M
- Maximized recovery funds benefits to UVI facilities and meet long term goals
- Directed construction of new facilities and set operations procedures

1988-1990: Facilities Resource Management, Madison, Ct

- Program Director for Renaissance 2000 Capital Improvement Program.
- Directed Daily Service/Operations for all 38 Providence Public Schools

Regional Manager, Taylor Woodrow Construction, Boston, MA

1984-1988: Directed Construction Activities for UK/NY GC in MA. Projects included

- Carlisle K-8 School, renovations/ addition Middle School.
- Mashpee Commons Phase 1- infrastructure, roads and buildings including bank, post office, retail and office building
- Conversion of 90,000 sq. ft. school into Guild Medical Center, Norwood

Education Brown University, Providence, RI BA

References /Project Details Available **Mass Const. Supervisor License**

Patrick R. O'Donnell

REPRESENTATIVE PROJECT LIST

COMMERCIAL PROJECTS

Office/R&D Facility 755 Dedham Street, Canton, Mass **BSR/Fibersense Technologies**

Adaptive reuse of 30,000.ft. factory into R&D facility for fiber optic gyroscope/guidance systems. Produced alternative designs and programs. Fast track design/build. Replaced roof, added windows and entrances, contracted and directed interior improvements, re-engineered and replaced portions of mechanical systems into appropriate zones. Obtained variance for 5,000ft addition. DB/CM

Office Building, 69 Hickory Drive, Waltham, Mass. **TAMA Realty Trust**

Assumed Rte. 128 office building project. Completed build out and commissioning/CM. Replaced roof, managed development plans for fourth floor add and underground parking facility, assisted in obtaining variance, upgraded info-tech systems in building. Perform all tenant build out as needed. DB/CM/MPC.

American Red Cross Service Center, Waltham Mass. **American Red Cross**

Design/Build Renovation of Prototype Service/Training Center. Gut renovation, adaptive re-use of 120,000 ft. commercial bldg. Project included site drainage, paving, masonry and roof repair, structural, glazing repair and new utility systems. Facility contains offices, classrooms, volunteer center, situation room, disaster response center, kitchen, food pantry, and emergency storage. CM Multiple Prime Contracts.

American Red Cross Headquarters, Boston, Mass. **American Red Cross**

Retained from acquisition through design and development of central Mass Bay ARC facility. Executed accelerated design build program to convert former publishing warehouse. Manage phased development of 100,000 ft. project to completion. Performed all space programming and interior design and development roles. Represented ARC in all city and local hearings and negotiations. DB/CM-Multiple Prime Contracts

Mashpee Commons, Mashpee, MA **Fields Pont Corp**

Director/Construction Coordinator for Phase I of "New Town Center" on Cape Cod. Managed Phase One designs, standards and specifications, Negotiated contracts and supervised infrastructure development (roads, power, water, parking lots and sewerage treatment plant) as well as initial project buildings including a bank, office buildings, retail space and post office Phase I Project Value \$ 45 million. Multiple Prime Contracts- PSC with Fields Point Corp.

Guild Medical Center, Norwood, MA **Taylor Woodrow**

Directed design/build and managed total gut renovation/conversion of 60,000 ft school to medical office condominiums. Direct interface with MD client group. Adaptive reuse project included elevators, windows, roof, site redevelopment with TWCC as CM with GMP.

Walk In Medical Centers, Natick and Waltham, MA **Private Investors**

Development of storefront commercial space into free standing emergency medical centers with cardiac rooms, x ray facilities, laboratories. Project was Became predecessor of Health Stop/ Urgent Care facilities. Developed criteria with emergency room physician clients. DB/CM GMP

Uriah Cotting Building, Water Street, Boston, MA **Private Law Firm**

Assumed completion of renovation of 25,000 ft. 1849 commercial building in downtown Boston. Completed project including adding an interior floor and developed into office space while complying with requirements for Historic Preservation Certification and resulting tax credits. DB/CM with GMP.

15 Court Square, Boston, MA **Berman Realty**

Directed acquisition, leasing, build outs and turnaround of 70,000 .ft. office building. Responsible for common and system improvements, leasing, space planning and tenant build-out and building operation.

65 Franklin Street, Boston, MA **Berman Realty**

Design, rebuild, leasing and tenant build out of 1875 office building fire gutted in 1976. Renovations and 100% occupancy achieved within schedule and budget. C/CM Multiple Prime Contracts

Oct 2019

Patrick R. O'Donnell

RESIDENTIAL PROJECTS

Historic Renovation/Conversions, Beacon Hill, Boston, MA

Bobson Realty

Design Build historic renovation of a pair of 1870 rooming houses on Temple St into eight high end one and two bedroom condominium units. Required extensive structural reconstruction and corrections. ODCS provided design, onsite supervision and coordination as well as DB/CM of Multiple Prime Contractors.

Private Residence-Single Family, Beacon Hill, Boston, Mass

Private

Gut rehab of 1865 five level historic townhouse to meet contemporary single family needs while retaining valued 19th century features. Processed and implemented Landmark approvals. Reduced home to base structure then executed totally custom renovation. DB/CM with GMP, Multiple Prime Contracts

Private Residence, Weston, Mass

Private

New Construction: New 10,000 ft. Royal Barry Wills Colonial in Boston. Project included tear down and ground up construction of historic reproduction custom home. ODCS provided onsite daily supervision and coordination as well as DB/CM of Multiple Prime Contractors.

Single Family Residences- 80 custom homes

Waterville Estates, Campton, NH 1970-1975

Managed sales, design and construction of custom homes in recreational community over a five year period. Primary activity was design-build homes and also directed the interior fit-out of 75 condominiums within the project. Directed design staff and construction crews. Participated in the development and operation of community facilities and infrastructure including roads, water and recreational facilities. Responsible for managing property services while performing primary role in housing.

EDUCATION PROJECTS

Carlisle Public School K-8 Complex, Carlisle, MA

Taylor Woodrow

1987-1988

Phased renovation of five existing structures plus construction of new science wing, gymnasium, cafeteria and auditorium complex on one campus without disrupting ongoing the academic mission. Tight schedule and major ledge removal and site development made this a most difficult assignment. Public Bid Project. Regional/Project Manager with on site management responsibilities. Project Value \$ 20 million.

Providence Public Schools: Dir of Operations and Capital Renewal Projects

1989-1990

Under FRM Contract responsible for all operations and daily service and maintenance of 38 aging urban schools as well as management of scheduled system wide capital improvements under the city's Renaissance 2000. Reported directly to Superintendent of Schools, Providence School Committee and Mayor. Directed management staff of 60 and school maintenance staff of 180.

HIGHER EDUCATION PROJECTS

University of the Virgin Islands, USVI

Master Plan 2000-2010

1999

Developed \$60 million dollar ten year Master Plan and Capital Project Program 2000-2010 to meet space and program needs. Improved campus configuration and quality of life. Plan keyed on renovation and adaptive re-use of existing facilities and assets. Worked with users to identify program needs and develop feasible solutions. Concept approved in June of 1999 and developed specifics in spring of 2000. Contact

University of the Virgin Islands, USVI ST. Thomas, St Croix and St John

1999-2007

Director of Capital Projects: Implemented Capital Projects according to UVI Master Plan authored during 1999 UVI contract. Responsibilities included directing design, development of infrastructure, new construction and sequenced bond funded renovations exceeding \$70 million dollars.

- **Dorm Total Renovations STT:** All new finishes, lighting, ventilation, windows, baths and security resulting in improved layout and 10% more beds. DB/CM Multiple Primes
- **New Kitchen/Cafeteria/Student Center STT:** used existing cistern structure as foundation. Resulted in 200 seat multi-purpose centrally located facility. DB/CM Multiple Primes

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UVI PROJECTS (continued)

- **CA Building: Phased Renovation:** Upgrade of 1938 era 28,000 ft Barracks used as main lower campus classroom building. Built computer labs, classrooms, auditoriums, Total exterior renovation including HP windows and doors, roof systems. DB/CM Multiple Prime Contracts.
- **Admin/Conference Center STT:** Gutted/expanded 1938 era BOQ to centralize administration in one location. Push/pull 30,000 ft bldg to 40,000 ft fully accessible bldg.. New systems/ finishes. Worked with components to meet layout needs. Design/Build-CM/Multiple Prime Contracts
- **Paiewonski Library Renovation STT:** Developed Library master plan to sequentially upgrade this major facility to serve campus needs in 21st Century. Improvements included new mechanical, electrics and lighting. New configuration, new computer lab. DB/CM Multiple Prime
- **New Campus Bookstore STT:** Gut conversion and expansion of 1938 NAS residence to serve as central campus bookstore. Worked with National Bookstore to maximize utility. DB/CM.
- **Classroom Building Improvements STT:** Sequentially improved all four major 1973 Classroom Buildings, including labs with code compliant improvements, new central HVAC, HP windows (impact) and operating systems and controls. DB/CM Multiple Prime Contracts.
- **Great Hall Conference Center STX:** Conceived and built new 3,000 ft conference hall needed on campus to accommodate large meetings and gatherings. Utilized existing building assets to reduce costs and impact on campus. DB/CM Multiple Primes
- **Energy Programs STT/STX:** Implemented energy management program of lighting, basic controls and sensors, solar power for both campuses. The Energy Management program reduced annual KWH use by 20%, a cumulative avoided cost of \$925,000.
- **Miscellaneous Projects:** Convert outdated faculty residences into offices, developed short term faculty residences, Presidents Residence and , VP residences, Developed astronomy center including automated Ashe Dome and Robotic Telescope, and improved campus roads, parking, lighting, data and power infrastructure.

University of the Virgin Islands, St. Thomas, St. John and St. Croix, USVI UVI/FRM 1990-1993 **Director of Facilities and Operations, Hurricane Recovery and Capital Projects Director.**

The following projects are a sample of those developed during three year tenure at UVI.

- **East Hall Dormitory, St. Thomas:** Coordinated design, bidding, project management of new 72 bed suite style dormitory. Steel/masonry Dormitory on time/in budget by GC.\$3M
- **Marine Science Center, St. Thomas:** Assumed responsibility for completion of Facility. Directed completion and contract compliance issues. Negotiated UVI out of \$.75M claim by GC.
- **Water Collection and Distribution System, St. Thomas:** Directed redesign, bidding and construction of \$3 M project. Took UVI off WAPA system. Re-used WWII cisterns (1mil gal)
- **Telecommunications and Fiber Optic System 1992** Directed development of system wide telecom /fiber optic system linking campuses. Gave campus voice/data/video potential. Utilized distribution trenches to put multiple and spare conduit system underground. \$2M.
- **Research and Extension Center, St. Croix:** Directed project from design through construction of 10,000 .ft. research and teaching facility on the UVI campus. \$1.5MGC
- **Evans Educational Center, St. Croix:** Directed total reconstruction of the main campus facility destroyed during Hurricane Hugo. Actions permitted campus to achieve full operation on schedule. Multiple Prime project delivery method. \$4M

JOSEPH R. SAVAGE
14 Monument Court, Charlestown, MA
617.512.6474
savagej48@gmail.com

Joseph Savage has over 30 years of experience in real estate development, environmental stewardship, media and community relations, and strategic communications.

EXPERIENCE

Franklin Place Associates, LLC.	Boston, MA
Managing Member	1990 to Present

Manager and principal in a minority-owned development corporation. Designated by partners as manager for overall development coordination, zoning, permitting, community, and media relations for 20+-acre former state hospital site parcel in the Mattapan section of Boston. Construction of the first project for this site, an \$85+ million production facility for the University of Massachusetts State Biologic Lab, and the second project, a \$50 million administration and research facility, was completed between 2002 and 2010.

Wallwork Curry McKenna	Boston, MA
Senior Public Relations Manager	2010 to 2015

Developed and managed the public relations strategy for the successful launch of Minuteman Health into the Massachusetts insurance market. He has also worked media relations and public out-reach traditional and social media on behalf of United Water.

Provided concept, management, development and communications strategy and implementation for the three-day MIT Sea Grant Symposium on Sustaining Coastal Cities held June 16-18, 2014.

Savage/Shea Corporation	Boston, MA
President	1984 - 1990

Co-founder and principal in privately held real estate development company. Responsibilities included: locating and assembling development sites; obtaining zoning variances and building permits; securing financing; construction oversight; and marketing. The firm developed five multi-family residential projects in neighborhoods of greater Boston.

Independent Consultant

Boston, MA
1984 – present

As a strategic media consultant, responsibilities include developing, directing, and implementing issue oriented media strategies for clients ranging from international corporations and foundations to local not-for-profits. Representative projects include:

From 2002 – 2004, Consultant, Boston Police Department.

Inter-agency coordination and communications for three-year Boston Foundation grant to reduce violent crime in targeted Boston neighborhoods. Integrating the Commonwealth of Massachusetts and other members of the social service delivery network into the successful crime reduction collaboration among law enforcement, youth workers, and community groups.

From 1998 – 2001, Consultant, Robert Wood Johnson Foundation.

Managed and directed over \$200,000 in consulting contracts to document the successful Boston Strategy against youth violence that resulted in unprecedented collaboration among law enforcement, youth workers and community groups to dramatically reduce Boston's murder rate. Public education products included Boston Strategy.com website, two videos, and a feature article in the *Economist*.

City of Boston, Office of Property Equalization
Director of Public Information

Boston, MA
1981 - 1983

Responsible for directing all public information, press activities, and education programs for the implementation of the first successful revaluation of real estate and personal property in the City of Boston in 100 years.

City of Boston, Office of the Mayor
Deputy Director, Office of Communications

Boston, MA
1978 – 1983

Coordinated long- and short-term public information programs for a variety of social, fiscal, and development issues. Directed editorial board briefings, responded to media inquiries on a daily basis, and oversaw news conferences and media events.

City of Boston, Youth Activities Commission
Youth Workers Supervisor

Boston, MA
1974 – 1978

As a member of a bi-racial team assigned to Jeremiah F. Burke High School during the first year of Boston school desegregation, mediated racial disputes

and provided social service intervention and referrals. Served as a youth worker in Boston's Roxbury and Dorchester neighborhoods, and as a supervisor in Allston/Brighton and Fenway/South End.

COMMUNITY SERVICE

Director and Past Chair Save the Harbor/Save the Bay, Boston, MA

Former Director Beacon Hill Nursery School, Boston, MA

Former Director Stop Handgun Violence, Boston, MA

Former Director/Treasurer Sociedad Latina, Boston, MA

RECOGNITION

2017 Boston Harbor Hero Save the Harbor/Save the Bay, Boston, MA

EDUCATION

B.A. in Communications, Boston University

M.Ed. in Administration, Boston University

MALENE WELCH • 22 HAWTHORNE STREET, APT 3, BOSTON, MA 02119 • 310-625-2820
malenewelch@gmail.com

EXPERIENCE

Thomas F. Welch & Associates, Boston, MA
Project Manager

September 2013-Present

- Scout real estate locations
- Identify potential commercial and residential clients
- Communicate with local agencies regarding existing and potential projects
- Oversee coordination of off-site meetings and events

The Jim Henson Company, Los Angeles, CA
Executive Assistant, Finance & Operations

August 2010-September 2013

- Provided direct support to Executive Vice President & Chief Financial Officer
- Provided broad range of support to ten-member team
- Created and maintained company-wide royalty reporting system
- Coordinated quarterly Board Meetings including production of quarterly report presentations
- Prepared and processed expense reports and travel requests
- Organized on-site and off-site corporate events and celebrations

UBS Financial Services, Inc., Los Angeles, CA
Southwest Regional Consulting Center
Executive Assistant

January 2008-April 2009

- Provided direct support to Executive Director
- Provided broad range of support to six-member team of consultants
- Constructed personalized marketing materials for external clients
- Facilitated customized product training for Advisors
- Took and distributed meeting minutes to regional team

Pfizer Health Solutions, Santa Monica, CA
Contracted through Rhino Recruiting
Executive Administrative Assistant

January 2006-July 2007

- Provided direct support for two Senior Directors
- Provided broad range of support to 30+ employees
- Maintained calendars and scheduled meetings and appointments
- Coordinated calls and web conferences for hundreds of participants across multiple time zones

Shea Insurance Group, Boston, MA
Chief Compliance Officer

October 2000-August 2005

- Directed policies and practices to ensure compliance with regulatory requirements
- Promoted to Chief Compliance Officer in 2004
- Managed accounts payable and receivable
- Promoted to Office Manager in 2003
- Promoted from Receptionist to Executive Assistant to the Chairman in 2002

EDUCATION

Emerson College, Boston, MA
Major: Speech Communication Studies

Firm Profile



Founded in 1966, Stull and Lee, Incorporated is an award-winning architecture, urban design and planning firm. The firm's experience includes the design of multi-family housing and single family residences and the design of educational and health care facilities; office buildings, R&D, retail and manufacturing facilities. The S+L portfolio also includes highway infrastructure; transit stations and related facilities. A significant portion of the firm's work is in institutional master planning and large scale urban design and planning commissions nationwide.

**Stull and Lee
Incorporated**

architecture • planning

M. David Lee, FAIA, NCARB, NOMA, is the President and managing partner. He is a graduate of the University of Illinois and Harvard Graduate School of Design. He holds joint degrees in Architecture and Urban Design. He is a former Adjunct Professor at the Harvard Graduate School of Design and has served on the faculties of the Rhode Island School of Design and the Massachusetts Institute of Technology. Mr. Lee is a Fellow in the American Institute of Architects and is a past President of the Boston Society of Architects. He was the recipient of the BSA's 2000 Award of Honor. He formerly served on the Design Arts Overview Panel of the National Endowment for the Arts. Mr. Lee lectures and consults nationally and internationally on matters of urban design and architecture. He is the immediate past Chair of the Massachusetts College of Art Board or Trustees.

103 • Terrace • St
Roxbury • Crossing
MA • 02120

tel 617-426-0406
fax 617-708-1846

www.stullandlee.com

Donald L. Stull, NCARB, FAIA (Retired), the founding partner of Stull and Lee, is a graduate of Ohio State University and the Harvard Graduate School of Design. He is a member of the distinguished College of Fellows of the American Institute of Architects and has previously held appointments on the design faculties of Harvard and Yale. He received the Boston Society of Architects' 1997 Award of Honor.

Donald • L • Stull • FAIA

M • David • Lee • FAIA

Kevin • A • Benjamin • RA

Stull and Lee projects have frequently been cited for design excellence, including the *Presidential Design Award* from the *National Endowment for the Arts*, and awards from the *American Institute of Architects*, and its Boston and New England affiliates. Many projects have appeared in national and international publications including: *Progressive Architecture*, *Architectural Record*, *Architecture*, *Urban Design Magazine*, *Metropolitan Home*, *Newsweek*, *AU* (Japan), *Baumeister* (Germany) and *L'Industria Delle Costruzioni* (Italy) and in the publication *Designing the American City* (China Architecture and Building Press)

Stull and Lee Inc. is a Massachusetts Certified Minority Business Enterprise (MBE) and a Disadvantaged Business Enterprise (DBE)





Stull and Lee Incorporated
architecture • planning

Awards

Recent

- The American Institute of Architects – Housing and Custom Residential Knowledge Community - 2011 AIA Housing Award – Specialized Housing
Northeastern University Building F
- National Organization of Minority Architects – Lifetime Achievement Award, 2010
- Boston Society of Architects – Higher Education Facilities Design Award, 2009
Northeastern University Building F: Classroom Building, Residences and Cultural Center (with William Rowe Associates)
- AIA New England – Merit Award for Excellence, 2008
Building F Classroom Building and John D. O'Bryen Cultural Facility at Northeastern University, Boston, MA
- International Masonry Institute – New England Golden Trowel Award, 2008
Building F Classroom Building and John D. O'Bryen Cultural Facility at Northeastern University, Boston, MA
- The Hartford Preservation Alliance – Preservation Award for the HOPE VI Project, 2007
The Houses at Dutch Point, Hartford, CT
- The National Organization of Minority Architects – National Honor Award, 2004
The Orchard Gardens K-8 School, Boston, MA
- The American Institute of Architects – Honor Award for Regional and Urban Design, 2008
Park DuValle Housing, Louisville, KY
- BSA Honor Award for Excellence in Architecture – Citation for Research and Planning, 1999
Fourth Ward Master Plan, Houston, TX
- International Masonry Institute – New England Regional Golden Trowel Award, 1999
Boston Police Headquarters, MA
- Boston Society of Architects / City of Boston – Harleston Parker Award, 1999
West Building #7, Red Williams Tunnel, Boston, MA
(Preliminary Design by Stull and Lee & Wallace, Floyd Associates; Final Design by DMJM)
- The American Institute of Architects – Honor Award for Architecture, 1998
West Building #7, Red Williams Tunnel, Boston, MA
(Preliminary Design by Stull and Lee & Wallace, Floyd Associates; Final Design by DMJM)
- BSA Honor Award for Excellence in Architecture, 1998
Boston Police Headquarters, MA

Notable

Honors, Museum of Science and Industry, Chicago, Illinois
Black Creativity Architecture: Pyramids in Skyscrapers, 2006

Boston Society of Architects – Honor Awards for Design Excellence, 1997
West Building #7, Red Williams Tunnel, Boston, MA

National Organization of Minority Architects Award for Excellence in Architecture
Main Street Station, Flushing, NY, 1994
Ruggles Street Transit Station, 1992
Jackie Robinson Middle School, 1994

Boston Society of Architects/AIA Architecture Honor Award
Roxbury Community College, 1992
Ruggles Street Transit Station, 1989

AIA New England Regional Council Design Award
Middle Passage Memorial, 1992

Boston Society of Architects – Interior Architecture Citation for Excellence in Interior Architecture
South Station Rehabilitation Program, 1991

National Commercial Builders Council Best Historical Commercial Rehabilitation
South Station Headhouse, 1991

AIA New England Regional Council Design Award
Yannick Street Ventilation Shaft, 1991

Historic Neighborhoods Foundation/7th Annual Award for Community Connections Buildings
Harriet Tubman Center, Roxbury Community College, South Station, Southwest Corridor, 1990

AIA New England Regional Council / Central Massachusetts Chapter
Design Award for Civic Category
Ruggles Street Transit Station, 1989

National Endowment for the Arts Presidential Design Award
Southwest Corridor Project, 1988

Boston Society of Architects Wilbur Van Dine Urban Design Award
Southwest Corridor Project, 1988

Governor's State Design Award (Merit)
METRA Southwest Corridor, Yannick Street Ventilation Shaft, 1986

American Planning Association / Massachusetts Chapter – Social Advocacy Award, 1986
Blue Hill Avenue ... A Community Vision, Boston, MA

AIA New England Regional Council Award for Excellence in Architecture
Harriet Tubman Center, 1980



Stull and Lee Incorporated
architecture · planning

M. David Lee, FAIA
President
Architect . Urban Designer, Planner

Education

University of Illinois
Bachelor of Architecture . 1967

Harvard Graduate School of Design
Master of Architecture, Urban Design . 1971

Architectural Registration
Massachusetts, Florida

Professional Experience

Mr. Lee's architectural projects include the Savin Hill MBTA Transit Station, the John D. O'Bryant African American Institute at Northeastern University, Morning Star Baptist Church, Oakwood Shores Terrace Apartments in Chicago, Illinois. And the recently completed Dewitt Center in Boston.

Also completed under his direction was phase one of the award winning "Houses at Dutch Point" in Hartford, Connecticut where he led the master planning, schematic design and design development phases for this 202unit mixed income development.

Mr. Lee's planning and urban design projects include master plans for Pittsburgh's Hill District and Boston's Roxbury neighborhood. He also directed S+L's consulting urban design role in the Ruggles Corridor Visioning project in Boston which led to a successful Choice Neighborhoods designation from HUD.

Current projects under his direction include The Clarion, a 40-unit mixed use, mixed-income residential and commercial building and The Rio Grande Tower, a 26 story mixed-use retail, office and residential building in Boston's Dudley Square district.

Under a contract with the City Council of New Orleans, Mr. Lee worked with a group of local and national consultants charged with developing plans for the neighborhoods most impacted by Hurricane Katrina. Mr. Lee led the planning for the Lower Ninth Ward and Holy Cross neighborhoods. Additionally, he was responsible for the design of a memorial to the victims of the storm which was completed in the Lower Ninth Ward and dedicated on the first anniversary of Hurricane Katrina. He was an invited participant in Dutch Dialogues III, an international planning initiative with experts from the Netherlands to review and make recommendations for post Katrina planning in New Orleans.

Appointed by the Mayor and the Chairman of the Turnpike Authority Mr. Lee led the Citizen's Advisory Committee charged with creating a civic vision and guidelines for the strategic development of air rights over the Massachusetts Turnpike in Boston. This widely acclaimed effort received a National American Institute of Architects Honor Award for Urban Design. He was the Project Principal for the firm's role in the design of Vent Building No. 7 at Logan Airport, the recipient of a National AIA Honor Award and the Harleston Parker Medal.

He served as President of the Boston Society of Architects in 1992. He was the recipient of the Boston Society of Architects' Year 2000 Award of Honor. In 2007, Mr. Lee was one of three American design resource persons invited to present at the National Endowment for the Arts and Conference of Mayor's inaugural International Mayor's Institute in Warsaw, Poland.

Mr. Lee lectures throughout the country and serves on numerous professional panels and juries including the Congress of New Urbanism's 2012 National Awards Jury.

He is the immediate past president of the Board of Trustees of the Massachusetts College of Art and Design.

Along with his business partner, Donald Stull, FAIA he was awarded the National Organization of Minority Architects 2010 Lifetime Achievement Award. In 2011.

Mr. Lee served on Mayor Walsh's Transportation and Infrastructure transition team.

Academic

Design Professor

Adjunct Professor Harvard University, Dept. of Planning and Urban Design, 1988-2008;
Assistant Professor Massachusetts Institute of Technology, Department of Architecture and Planning, 1974-1983;
Adjunct Professor Rhode Island School of Design, 1972.

Advisory / Visiting Committees

AIA/ACSA Teachers' Seminar at Cranbrook, Co-Chair, 1995;
M.I.T. Architecture and Media Arts and Sciences, Corporation Visiting Committee;
Visiting Lecturer and Studio Juror: Columbia, Harvard, Yale, Pennsylvania, MIT, Texas Southern University, Hampton Institute, the University of Rhode Island, Southern University, the University of Havana, Florida A & M University, University of Wisconsin, Milwaukee, Tulane University, Mississippi State University, Syracuse University, University of Illinois, Chicago and Urbana, City College of New York, Catholic University, Georgia Tech and Kansas State.

Awards & Honors

National Organization of Minority Architects Lifetime Achievement Award, 2010
Boston Society of Architects' Award of Honor, 2000.
College of Fellows, The American Institute of Architects, since 1992;
Commencement Speaker, University of Illinois Architecture Class, 1994;
First Jose Luis Sert Fellow, Harvard University, 1970;
Honorary Chair, AIA National Diversity Conference, 1996;
Honorary Doctorate and Commencement Speaker, Wentworth Institute of Technology, 1993;
John Hay Whitney Fellow, Whitney Foundation, NY, 1969-1971;
President, The Boston Society of Architects, 1992.



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Panels, Juries, Consulting

Chair Charrette Team, Toronto Waterfront, 1989;
Faculty, The Mayor's Institute on City Design / National
Endowment for the Arts;
Invited Juror, Menomonee River Valley National Design
Competition, 2002;
Invited Participant, National Park Service Design Charrette,
Pennsylvania Avenue at the White House, 1995;
Invited Participant, Presidential Design Roundtable, Little Rock,
Arkansas, 1992;
Invited Speaker and Team Leader, Designs on Montreal,
International Design Conference, 1988;
Invited Speaker, BSA Sponsored 2000-2001 Civic Initiative for a
Livable New England, 2001;
Invited Speaker, Pittsburgh History and Landmarks Foundation,
1998;
Juror, American Collegiate Schools of Architecture Wood
Competition Jury, 1997;
Juror, American Planning Association Honor Awards, 2008;
Juror, American Society of Landscape Architects' Annual Awards,
1993;
Juror, Honor Awards AIA Seattle, 1997;
Juror, National AIA Honors and Awards, 1994, 1999;
Juror, National Transportation Design Awards, 1995;
Juror, New Housing New York AIA Design Competition, 2004;
Juror, Presidential Design Awards, Washington, DC, 1984, 1999;
Juror, Rome Prize, 2003;
Juror, Washington, D.C., AIA Chapter Awards 2001;
Jury Chair, New Housing New York Legacy Project, 2006-2007;
Jury Chair, Progressive Architecture Design Awards, 1993;
Jury Chair, Progressive Architecture, "The New Public Realm"
Competition, 1992;
Jury Co-Chair, "Raising the Roof", the first national Housing
Design Competition for Persons Living with AIDS, 1992;
Keynote Speaker, Arkansas AIA State Conference, 1997;
Keynote Speaker, National Organization of Minority Architects'
Annual Conference, October 1997;
Moderator and National Expert Panelist, *Beyond the Big Dig:
Creative Community Conversations*, 2002;
National Juror, Chicago Public Schools Design Competition,
2001;
Panelist, The Design Arts Overview Panel, National Endowment
for the Arts, Washington, DC;
Panelist and Presenter, New Orleans Under Reconstruction: The
Crisis of Planning, Tulane University, 2010
Juror AIANYS 2014 Design Awards
Mayors' Institute on City Design Resource panelist; San Antonio
2014 and Charleston, SC 2018

Boston Society of Architects Harleston Parker Juror 2014, 2015,
the 2016 National American Institute of Architects Housing
Awards Jury, AIA/HUD Secretary's Awards Jury and the 2017
Rudy Bruner Awards Jury.



H. Lawrence Bluestone, AIA, APA Principal, Bluestone Planning Group Architect, Urban Designer, Planner

Senior Urban Design Consultant to S+L

Education

Washington University
A.B., Architecture

Washington University
Master of Architecture

Harvard Graduate School of Design
Master of City Planning and Urban Design#

Architectural Registration

Massachusetts

Professional Experience

Lawrence Bluestone is both the founding Principal of BPG / *Bluestone Planning Group*, and a frequent in-house Senior Urban Design Consultant to *Stull and Lee Inc.* He is a registered architect, urban designer, and urban planner who brings forty years of professional design and planning experience to his practice. He has focused his career on the *design of American cities, neighborhood redevelopment, placemaking* and the creation of *livable places* – whether they be city, district, downtown, campus, waterfront, or neighborhood.

With this mission always in mind, and as principal of BPG, he has prepared downtown plans, neighborhood plans, affordable housing plans, waterfront plans, campus plans, zoning bylaws and guidelines, municipal civic centers, and historic / cultural district plans for municipal clients and government agencies. He has also planned for the renewed revitalization of former industrial districts and rail yards within urban cores.

For DCAMM, he prepared reuse plans for two shuttered state mental hospital campuses – Medfield State and Metropolitan State. He has also prepared workforce and affordable housing plans – most recently in Portland ME with Stull & Lee Inc. Also recently, he worked with S+L to prepare both the Ruggles Street Corridor housing and streetscape plan in Roxbury, MA for the Madison Park Development Corporation and the City of Boston under a national CNI funding grant,

For corporate and institutional clients and developers such as Polaroid Corporation, the Massachusetts General Hospital, and Gerald Hines Interests, he has planned large mixed-use commercial campuses and districts. Within former industrial districts, for institutions such as MIT and Redevelopment Authorities for example, he has prepared university campus expansion plans and world renowned biotechnology centers such as University Park at MIT and Cambridge Center in Kendall Square. And for a consortium of landowners, he

prepared a redevelopment mixed-use master plan for the Alewife District of Cambridge MA near the Alewife Red Line Station. And for MassDevelopment, he prepared the Lawrence MA Downtown Canal District Redevelopment Plan for this Gateway City.

As a frequent collaborator with S+L, he helped prepare the Harrison-Albany Corridor mixed use neighborhood redevelopment plan for a former industrial district in behalf of the Boston Redevelopment Authority near downtown Boston and the South Station Air Rights Development Plan in behalf of MassDOT. He worked with S+L to prepare a redevelopment proposal for mixed use TOD / Transit Oriented District development in Providence RI's downtown Capitol Center District adjacent to that city's Amtrak commuter rail station. Currently, he is working with S+L on the Dixwell Avenue Corridor Revitalization Plan for a community-based non-profit developer in New Haven CT, which includes a large component of affordable housing. And earlier, he worked with S+L to prepare the Riverside Neighborhood Plan for the City of Cambridge MA.

Mr. Bluestone is active in urban affairs. He is currently on the Board of ABC / A Better Cambridge, which is an advocate for affordable housing. For nine years he was the "Cityscape" newspaper columnist for the *Boston Business Journal*. And, he was President of *Move Massachusetts 2000*, (the forerunner to today's A Better City) - a transportation advocacy coalition of over thirty environmental, business, and neighborhood groups.

He has taught in at Harvard University, Northeastern University and the Boston Architectural Center. He has been the recipient of two American Institute of Architects (AIA) National Honor Awards in Urban Design as well as the BSA/AIA New York Urban Design Award. Mr. Bluestone was an Officer and Board Director of the *Boston Society of Architects*.

Some Relevant Project Experience Includes:

- *Alewife Transit-Oriented Development (TOD) Master Plan (275 acre industrial site),*
- *Medfield State Hospital Housing Reuse Plan for DCAMM, Medfield MA*
- *Harrison Albany Corridor Neighborhood Redevelopment Plan, Boston MA for BRA*
- *Ruggles Street Housing & Corridor Neighborhood Redevelopment Plan, Roxbury*
- *Readville Railyard Housing Redevelopment Plan, Boston, MA for MBTA*
- *Riverside Neighborhood Plan, Cambridge MA*
- *Dixwell Corridor Revitalization & Housing Plan, New Haven CT*
- *Kendall Commons Housing Master Plan (350 units of mixed-income housing), Cambridge*
- *Union Square Commercial District Master Plan, for City of Somerville MA*
- *University Park @MIT Campus Plan (mixed use), for MIT Office of Planning*



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Kevin A. Benjamin, RA
Senior Associate . Architect

E d u c a t i o n

Harvard College, Cambridge, Massachusetts
Bachelor of Arts. 1973

Massachusetts Institute of Technology, Cambridge, Massachusetts
Master of Architecture. 1977

Architectural Registration

5428 - Massachusetts

Professional Experience

Mr. Benjamin is an accomplished designer who has played a significant role in several award- winning S+L projects.

He has experience in a wide range of building types including multi-family housing, commercial and institutional projects and the design of transportation facilities.

He is proficient in the use of a variety of computer- based design and 3D visualization tools. His combination of architectural design and visual representation skills are particularly useful in communicating design ideas to residents and stakeholders in participatory planning settings.

Currently, Mr. Benjamin is project architect and firm associate in charge of the design for a new AMTRAK platform and canopy expansion at Ruggles station which serves Northeastern University.

He is project architect for The Clarion, a 40- unit mixed- use residential and commercial building under construction in Boston's Roxbury neighborhood.

Additionally he is leading S+L's participation in the design of the 1100 room OMNI Hotel in Boston's Seaport District

Other Project experience includes:

Residential

- *Dewitt Center, Roxbury, MA*
 - A 25,000 sf multi-use office, meeting, and recreational facility serving the residents of Madison Park and the larger Lower Roxbury community.

- *Newark Central Ward*
 - Design of Architectural prototypes for three HOPE VI housing development sites
- *Lincoln Court Senior Building (HOPE VI), Cincinnati, OH*
 - Project designer for a 55-unit elderly building, part of a HOPE VI revitalization.
- *Park Duvalle (HOPE VI) Housing, Louisville, KY*
 - Project designer of 104 units of affordable housing distributed on three sites.

Commercial

- *Residence Inn by Marriott*
 - Conceptual Design for a 200-room "urban suite" hotel at Northeastern University
- *Massachusetts Biologics Laboratory*
 - Massing and Envelope designer of a Biologic, Monoclonal Antibody Production and Finishing Facility built on the former Boston State Hospital site.

Educational

- *Heilmann/Priest Schools, Detroit, MI*
 - Project Architect for two 750-student elementary schools for the Detroit Public School System.
- *John D. O'Bryant African-American Institute*
 - Project Designer of award-winning 15,000 sf. academic and cultural facility.

Civic

- *Hurricane Katrina Memorial*
 - Design of a monument honoring the victims of Hurricane Katrina in the Lower Ninth Ward, New Orleans, LA



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Transportation

- *New York City Transit Authority Main Street Station, Queens, New York*
 - Project Architect for the grade-to-platform level rehabilitation and expansion of the termination point of one of New York's most active subway lines
- *AMTRAK Northampton Station, Northampton, MA*
 - Design of a new intercity commuter rail platform as part of AMTRAK's Knowledge Corridor line.
- *AMTRAK Greenfield station, Greenfield, MA*
 - Design of a new intercity commuter rail platform as part of AMTRAK's Knowledge Corridor line.

Boards & Memberships

National Organization of Minority Architects
Boston Society of Architects
Robert Taylor Society of Black Architects, *founding president*
City of Cambridge Planning Board 1999 - 2006



Thomas J. Maistros, Jr., AIA
Senior Project Manager/Urban Designer/
Architect

Education

Kent State University
Bachelor of Architecture, 1975

Harvard Graduate School of Design
Master of Architecture in Urban Design, 1981

Architectural Registration

Massachusetts
Ohio
N C A R B

Professional Experience

Mr. Maistros is a practicing architect, urban designer and development consultant with specific expertise in the public approvals processes and environmental and design review. He has over thirty years of experience managing architectural projects through the entire development process – from negotiating the City of Boston's Development Review Procedures to coordinating development activities from budgeting and programming through to construction administration, as both client representative and architectural project manager. His projects have a concentration on habitable space including hospitality, healthcare and residential development.

Currently, Mr. Maistros consults with Stull and Lee on urban design, planning and architecture projects. He also advises development companies on public approval processes and permitting and prepares environmental impact analysis required in that process.

His previous experience includes 14 years with the Boston Redevelopment Authority as a senior project manager/urban designer coordinating proposed housing and commercial office development projects through the City of Boston's Development Review Procedures. He also served as the Executive Director of the Boston Civic Design Commission, a blue ribbon panel charged with providing urban design recommendations on proposed development projects and plans.

Mr. Maistros has nearly ten years experience in facility planning and capital project management with Partners HealthCare System serving as the Director of Facility Planning for Spaulding Rehabilitation Hospital. In that capacity he prepared and managed the capital budgets for the hospital and managed the planning and approval of new 150 bed rehabilitation facility for Spaulding.

From 2007 through 2014, Mr. Maistros utilized his healthcare facilities experience as a principal with Levi+Wong Design Associates, Inc., in Concord, MA. While at LWDA he was manager for the firm's rehabilitation care studio and was a project manager/ principal-in-charge of numerous health-care related facilities renovation project.

Project Experience
Stull and Lee, Inc.

Dewitt Community Center, Roxbury, MA, PM
South Station Expansion Study, Boston, MA,
Project Manager, Urban Designer,
Clarion Housing, Roxbury, MA, Project
Manager/Permitting Manager, 2013-present.
Colonial Village Housing, Norwalk, CT, Project
Manager/Architect, 2013-2014
UMass Boston Bayside Expo Site Planning Study,
Urban Design, 2012
Marriott Residence Inn at Northeastern University,
Boston, MA – Project Manager/Permitting
Manager, 2008-2009
Jackson Square, Boston, MA - Urban Design/
Master Plan Coordinator, 2006-2007
New Orleans Rebuilding Plan, Lower Ninth
Ward/Holy Cross, Project Manager/Senior Urban
Designer, 2006

Development Consulting/Permitting

Baker St Housing, West Roxbury, MA 2015-17
Charlestown Armory, Charlestown, MA, 2014
Ropewalk Condominiums, Charlestown, MA 2014
625 LaGrange Street, West Roxbury, MA 2013
Chestnut Hill Ave Residences, Boston, MA 2009
Jackson Square Master Plan, Boston, MA 2006
Terrace St. Lofts, Housing, Boston, MA 2005-06
Onyx Hotel, Permitting, Boston, MA, 2004

Partners HealthCare System, Inc. – Director of
Facility Planning

Spaulding Rehabilitation Hospital New Bed Tower Project
Management/Planning, 150 bed \$180 million inpatient
replacement facility.
Capital and Operation Manager for Spaulding
Rehabilitation Hospital Network

Boston Redevelopment Authority – Senior
Architect/Project Manager, BCDC Executive
Director

The Prudential Center Redevelopment, (1.8 million SF,
mixed-use development), Project Manager
Central Artery Tunnel Project Surface Planning
Project Manager
South End Housing Initiative (80+ parcels)
Douglass Plaza (164 units)
Helen Morton Family Center (90 units + daycare)
Fountain Hill Square (100 units)
Pavilion at Park Square (mixed-use development)
One Lincoln Street (990,000 SF office)
Ruggles Center (office-hotel)

Additional Projects with numerous Architecture &
Planning Firms:

Lowell General Clinical Decision Unit. Lowell, MA
New England Rehabilitation Hospital TBI Unit and
Inpatient Rehab Units, Woburn, MA
Central Artery/Tunnel Project (DPIR/FPIR)
Indiana University Alumni Association Family
Camp, Bloomington, ID
Sandusky Aquatic Center, Sandusky, OH



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Mikhail Kronik, Assoc. AIA
Project Manager

Education

Duchess State University of New York
Bachelors Degree in Architectural Technology,
2006

Boston Architectural College
Bachelors in Architecture, 2013

Architectural Registration
AIA Associate Affiliation

Professional Experience

Mr. Kronik has been a job captain assistant project manager for more than five years with experience assembling construction documents and a profound understanding of codes and guidelines. Mr. Kronik had led the design teams on projects ranging from Community Centers, mixed use developments to Laboratories and Hospitals. Having been raised in a preeminent construction and development family, his knowledge comes from years of ground up construction experience, working as a superintendent for residential developments.

Current project responsibilities include construction administration for Dewitt Community Center in Roxbury. More specific duties include development of construction documents, building envelope assemblies and facilitating members of design and the construction teams.

PROJECT EXPERIENCE

Mixed-Use / Residential

- *The Clarion, TCB Development, Boston*
Job Captain, 48,000 sf, 39 residential units
- *78 Claybrook rd. Dover, MA*
Project Manager 12,000sf

Institutional

- *University of Massachusetts, Lowell Campus Master Plan, MA*
Job Captain - 100,000sf
- *Fitchburg State College, Edgerly Hall, MA*
Job Captain - 19,000sf
- *US. Coast Guard Boat House.*
Long Island, NY
Project Manager - 1,600sf
- *Hubbard Hospital ED Expansion*
Webster, MA
Assistant Project Manager - 42,000sf

- *Harrington Memorial Hospital, MA*
Job Captain - 24,000sf
- *Winchester Core Laboratory, MA*
Job Captain - 35,000sf
- *Winchester Rapid Response Laboratory*
Winchester, MA
Project Manager - 13,000sf

Commercial

- *Dewitt Community Center, MA*
Project Manager - 20,000sf
- *Manet Community Health Center, MA*
Project Manager - 57,000sf
- *Edward M. Kennedy Community Health Center, MA.*
Project Manager - 16,000sf

HONORS

BAC Architecture Degree Project Studio Commendation
[May 2013]

Award for Outstanding Contributions to Campus Activities
[Spring 2005]

Student Advisor Award for 3d Design Club
[Fall 2005]

BAC Portfolio Award [November 2010]

BAC Architecture Degree Project Studio Commendation
[May 2013]



Stull and Lee Incorporated
architecture · planning

Mikhail Kronik, Assoc. AIA
Project Manager

Education

Duchess State University of New York
Bachelors Degree in Architectural Technology,
2006

Boston Architectural College
Bachelors in Architecture, 2013

Architectural Registration
AIA Associate Affiliation

Professional Experience

Mr. Kronik has been a job captain assistant project manager for more than five years with experience assembling construction documents and a profound understanding of codes and guidelines. Mr. Kronik had led the design teams on projects ranging from Community Centers, mixed use developments to Laboratories and Hospitals. Having been raised in a preeminent construction and development family, his knowledge comes from years of ground up construction experience, working as a superintendent for residential developments.

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Job Captain - 24,000sf
- *Winchester Core Laboratory, MA*
Job Captain - 35,000sf
- *Winchester Rapid Response Laboratory*
Winchester, MA
Project Manager - 13,000sf

Commercial

- *Dewitt Community Center, MA*
Project Manager - 20,000sf
- *Manet Community Health Center, MA*
Project Manager - 57,000sf
- *Edward M. Kennedy Community Health Center, MA.*
Project Manager - 16,000sf

HONORS

BAC Architecture Degree Project Studio Commendation
[May 2013]

Award for Outstanding Contributions to Campus Activities
[Spring 2005]

Student Advisor Award for 3d Design Club
[Fall 2005]

BAC Portfolio Award [November 2010]

BAC Architecture Degree Project Studio Commendation
[May 2013]



Stull and Lee Incorporated
architecture · planning

Yolanda Romero
Intern Architect. Urban Designer

Education

Master's Degree in Architecture
2008, Boston Architectural College,
Boston, MA
Bachelor of Science, Civil Engineering
1998, University of Venezuela, Caracas,
Venezuela

Professional Experience

Ms. Romero is involved in a wide range of architectural and urban design projects at S+L. She has been engaged in numerous transportation projects in which she has generated 3D visualization models in Sketch Up and Revit programs, researched accessibility codes, conducted product research and prepared construction documents.

Her computer visualization skills are particularly helpful in communicating both architectural and large scale urban design concepts.

Urban design projects in which Ms. Romero has played a major role include master plans for Northeastern University, in Boston, the Oakwood Shores neighborhood in Chicago, the Pontiac Square neighborhood in Fort Wayne, Indiana and the Colonial

Village transformation plan in Norwalk, Connecticut.

Transit projects in which she has participated include Ruggles Station Amtrak platform expansion, South Station expansion studies and a proposed new Boston College MBTA station. Ms. Romero has recently worked on Amtrak Station platforms and shelter designs in Northampton and Greenfield, Massachusetts.

She is currently working on the Rio Grande project, a 26 story transit oriented development mixed use retail, office and residential tower in Boston's Dudley Square neighborhood.

Master plans

- *Northeastern University; Boston, MA.*
- *Oakwood Shores Hope VI, Chicago, IL*
- *Colonial Village, Norwalk, Conn.*
- *Lincoln Heights, Washington, D.C.*
- *Pontiac Square Neighborhood, Fort Wayne, IN*
- *Suitland Manor Redevelopment, Prince George's County, Maryland.*
- *Chelsea / Gerrish Ave., Chelsea, MA*



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COLONIAL VILLAGE NORWALK, CONNECTICUT

Winners of a design competition sponsored by the Norwalk Housing Authority for a mixed income development of 360 dwelling units, Stull and Lee is now working with the Norwalk Housing Authority on the Master Plan's first 48 units.

The development program first phase consists of three bedroom units in garden apartments with two bedroom units in 3-story buildings arranged around a central "village green".

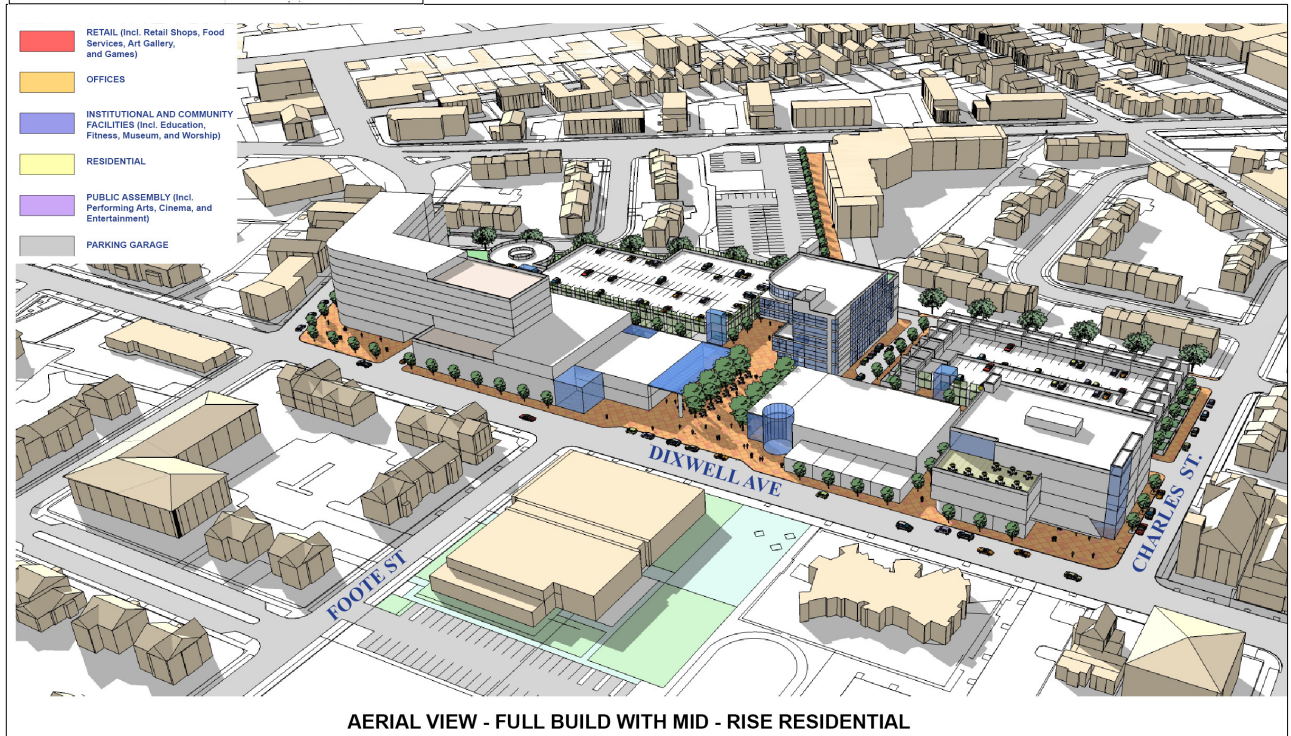
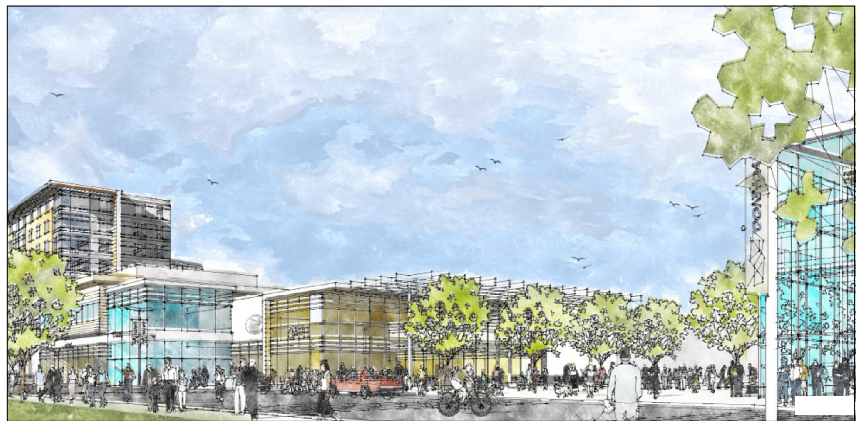
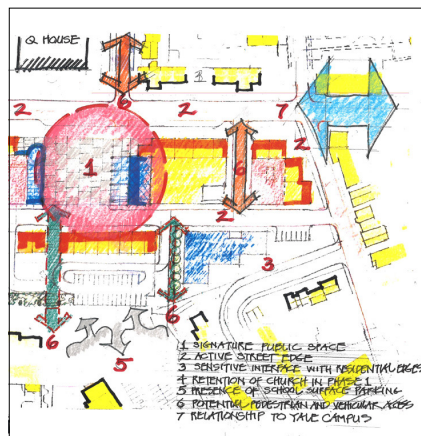




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DIXWELL AVENUE CORRIDOR PLAN NEW HAVEN, CONNECTICUT

S+L is working with RJ Development + Advisors on a revitalization plan for the center of the Dixwell neighborhood in New Haven, Connecticut. Once the thriving business, entertainment and cultural hub of New Haven's African American community, a struggling shopping plaza and its immediate surrounds are being completely repositioned as a mixed-use complex including housing, retail, cultural facilities, office buildings and new open space.



AERIAL VIEW - FULL BUILD WITH MID - RISE RESIDENTIAL



Stull and Lee Incorporated
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DUTCH POINT MASTER PLAN AND SCHEMATIC ARCHITECTURAL DESIGN

HARTFORD, CONNECTICUT

Stull and Lee, Inc. was hired by The Community Builders, a nationally prominent non profit housing developer and the Housing Authority of the City of Hartford to prepare a master plan and preliminary architectural designs for 202 units of mixed income housing. The new housing replaced a deteriorated public housing complex using federal HOPE VI project funding.

With current residents and a neighborhood advisory council providing input, the resulting development is a mixture of townhouses and flats that are a contemporary interpretation of familiar Hartford housing types. The Houses at Dutch Point as the new development is known is a mix of affordable and market rate units.





Stull and Lee Incorporated
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MASSACHUSETTS BIOLOGICS LABORATORY BOSTON, MASSACHUSETTS

The Biologic, Monoclonal Antibody Production and Finishing Facility built on the former Boston State Hospital site is a unique undertaking developed by Franklin Place Associates in concert with the University of Massachusetts. CDI Engineering Group, Inc. headquartered in Philadelphia with offices in Boston was the prime contractor for Architecture/Engineering and Construction Management. Stull and Lee, Inc. was a subconsultant to CDI for urban design, building massing, design of the exterior building envelope and design of the interior public spaces.





Stull and Lee updated the master plan for Newark's Central Ward Neighborhood and established urban design guidelines for three HOPE VI housing development sites. Stull and Lee then prepared schematic and design development drawings for one of the three sites.

The updated master plan re-establishes traditional street patterns ruptured by the imposition of public housing superblocks. The resulting redevelopment of the area is characterized by new buildings that draw on housing typologies historically found throughout the city.





Stull and Lee Incorporated
architecture • planning

OAKWOOD SHORES TERRACES

CHICAGO, ILLINOIS

The Mercy Medical Building at Oakwood Shores is an important part of a continuing strategy to recapture the former vibrancy of one of the Southside's great streets, Cottage Grove Avenue. The new building is a six story mixed use structure with the first two floors given over to medical suites for Mercy Hospital. Floors three through six contain 48 apartments.

Inspired by elegant examples of remarkable pre-World War II Chicago apartment buildings in the area, the Mercy building utilizes a palette of pre-cast masonry panels with stone accents, and variations in texture, punched window openings and balconies for each unit. A two story arcade of columns distinguishes the medical floors from the residential floors above.

Project amenities include a landscaped pavillion with seating available to the building's neighbors.





Stull and Lee Incorporated
architecture · planning

RIO GRANDE AT DUDLEY SQUARE ROXBURY, MASSACHUSETTS

Stull and Lee is leading the design of a 26 story transit oriented, mixed use residential and commercial complex in Roxbury's Dudley Station area.

The Design concept preserves and incorporates two historic structures with lively commercial uses proposed including restaurants and entertainment venues.





Stull and Lee Incorporated
architecture · planning

RUGGLES GATEWAY VISION STUDY BOSTON, MASSACHUSETTS

Stull and Lee was the Coordinating Urban Design Consultant for the Ruggles Gateway Visioning Project which received a coveted HUD Choice Neighborhoods Initiative Grant.

S + L worked with a consortium of city agencies and community development corporations to develop a comprehensive inter-disciplinary vision for this important city corridor. The vision includes replacing an outdated public housing project, significant improvements to a city park, construction of the Dewitt Community Center and innovative streetscape designs.

In addition to developing corridor wide open space and streetscape concepts, S+L designed the Dewitt Community Center which is at the principal crossroad of the re-emergent neighborhood.





Stull and Lee Incorporated
architecture · planning

THE CLARION MIXED-USE DEVELOPMENT ROXBURY, MASSACHUSETTS

Developed by The Community Builders and designed to LEED accreditation standards, the proposed project will include 40 mixed income residences.

Additional program elements include ground floor retail and a prominent, publicly accessible open space feature at the intersection of Quincy Street and Blue Hill Avenue.





FIRM DESCRIPTION

DMLA is a nimble firm specializing in planning, landscape architecture and community service. Based in Boston, Massachusetts, we are focused on design, our clients, and meeting the expectations of each irreplaceable community in which we work.

Landscape architecture is all about context, and at DMLA, we're inspired by the people and places that surround us. From urban multifamily housing to public and private institutions, we work closely with the community to design an environment that meets their needs today while remaining flexible for what's to come tomorrow. We lead and support projects from initial feasibility discussions and community meetings through to permitting, design, and construction support, whether for small, private development sites or large, public complexes. No matter the scale, we design to create unique places for unique people.

DMLA

DEBORAH MYERS ASLA, RLA
Principal Landscape Architect | deb@dm-la.com | 617-922-6741



Deb Myers is a people person, and that's what has fueled her design career for nearly 20 years. Deb works to blend people's needs with their surroundings. Her background includes years at both small design studios and large, multidisciplinary firms, giving her a well-rounded perspective on every step of the project process.

Ms. Myers is responsible for management of a wide range of projects for municipal, institutional and residential clients. As a registered landscape architect, Deb has a broad range of experience including permitting, site design, and construction documentation and administration. Deb has been lead designer and project manager for several Boston projects, including Boston Collegiate Charter School in Dorchester, Dewitt Community Center in Roxbury.

Deb has been with DMLA since its inception in 2015, and is currently working on the design and permitting for Overlook Terrace at Orient Heights in East Boston, MA and Jackson Square Greenway in Jamaica Plain, MA.

EDUCATION

Virginia Tech: Blacksburg, VA
Bachelor of Landscape Architecture, 1992-1996

PROFESSIONAL REGISTRATIONS

Registered Landscape Architect, Commonwealth of Massachusetts, #1304

PROFESSIONAL ASSOCIATIONS

American Society of Landscape Architects
CREW Boston
Professional Women in Construction, Boston Chapter and founding board member
Town of Brookline Conservation Commission Member
Urban Land Institute

AWARDS

Deborah has served as lead designer and Design Principal for several local and national award winning projects. These include the following awards:

- 2018 CREW Boston—Networking Award: Holmes Beverly Project
- 2017 CREW Boston—Entrepreneur of the Year Award
- 2013 Boston Society of Landscape Architects—Merit Award in Design: Temple Beth Elohim
- 2013 Boston Society of Landscape Architects—Merit Award in Urban Design: Washington Beech
- 2012 Faith & Form, Religious Architecture: Temple Beth Elohim
- 2011 Boston Society of Architects—Honor Award: Temple Beth Elohim
- 2008 Boston Society of Landscape Architects—Merit Award in Urban Design: Maverick Landing

DEBORAH MYERS ASLA, RLA
Principal Landscape Architect | deb@dm-la.com | 617-922-6741

RELEVANT EXPERIENCE

The following is an abbreviated list of current and past projects completed by Deborah while serving as Principal at DMLA and as a Senior Associate for Stantec Planning and Landscape Architecture.

Multi-Family Residential

Overlook Terrace at Orient Heights; East Boston, MA
Artblock; South Boston, MA
Washington Beech; Boston, MA
Bunker Hill Redevelopment; Charlestown, MA
Jackson Square Site III; Boston, MA
Smith House Residences; Roxbury, MA
Haynes House Residences; Roxbury, MA
Worcester Courthouse; Worcester, MA
Mattapan Heights; Boston, MA
One Webster, Highland Terrace; Chelsea, MA
Putnam Green, Cambridge, MA
Maverick Landing; East Boston, MA
Atlas Lofts; Chelsea, MA
Spencer Row & Webster Block; Chelsea, MA
The Regency; New Bedford, MA

Educational

Gibbs School; Arlington, MA
Hardy School; Arlington, MA
Boston Collegiate Charter School; Dorchester, MA
UMass McGuirk Stadium Improvements; Amherst, MA
Framingham State University Master Plan; Framingham, MA
Worcester State University Athletic Center; Worcester, MA
Malden Catholic High School; Malden, MA
Nobles and Greenhough School Site Drive, New Dorm, Arts Center; Dedham, MA

Parks and Playground

Scituate Playground; Scituate, MA
Jackson Square Greenway; Boston, MA
Junior Lombardi Park; East Boston, MA
Washington Beech Park and Playground; Boston, MA

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DMLA



Deb Myers is a people person, and that's what has fueled her design career for nearly 20 years. Deb works to blend people's needs with their surroundings. Her background includes years at both small design studios and large, multidisciplinary firms, giving her a well-rounded perspective on every step of the project process.

Ms. Myers is responsible for management of a wide range of projects for municipal, institutional and residential clients. As a registered landscape architect, Deb has a broad range of experience including permitting, site design, and construction documentation and administration. Deb has been lead designer and project manager for several local multifamily residential projects including the Charlesview in Allston, MA and Washington Beech in Roslindale, MA.

Deb is currently working on the design and permitting for Orient Heights in East Boston, MA and Jackson Square Site III in Jamaica Plain, MA.

PROFESSIONAL REGISTRATIONS

Registered Landscape Architect, Commonwealth of Massachusetts #1304

PROFESSIONAL ASSOCIATIONS

American Society of Landscape Architects
New England Women in Real Estate
Professional Women in Construction, Boston Chapter
Town of Brookline Conservation Commission Member
Urban Land Institute

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- 2012 Faith & Form, Religious Architecture: Temple Beth Elohim
- 2011 Boston Society of Architects—Honor Award: Temple Beth Elohim
- 2008 Boston Society of Landscape Architects—Merit Award in Urban Design: Maverick Landing

PUBLICATIONS

Deborah has authored the following articles:

- "Thinking Outside the Box" Land Development, 2012
- "Lay of the Land" (co-authored) Faith & Form, 2010
- "Green Living at Affordable Prices" Revitalization Online, 2007
- "Campus Accessibility" American School and University Magazine, 2006

RELEVANT EXPERIENCE

The following is an abbreviated list of current and past projects completed by Deborah while serving as a Principal for Activitas, and Senior Associate for Stantec Planning and Landscape Architecture.

Multi-Family Residential

Overlook Terrace at Orient Heights; East Boston, MA
Artblock; South Boston, MA
Washington Beech; Boston, MA
Bunker Hill Redevelopment; Charlestown, MA
Jackson Square Site III; Boston, MA
Smith House Residences; Roxbury, MA
Haynes House Residences; Roxbury, MA
Worcester Courthouse; Worcester, MA
Maverick Landing; East Boston, MA

Educational

Gibbs School; Arlington, MA
Hardy School; Arlington, MA
Boston Collegiate Charter School; Dorchester, MA
UMass McGuirk Stadium Improvements; Amherst, MA
Worcester State University Athletic Center; Worcester, MA
Nobles and Greenhough School Site Drive, New Dorm, Arts Center; Dedham, MA

Parks and Playground

Scituate Playground; Scituate, MA
Jackson Square Greenway; Boston, MA
Junior Lombardi Park; East Boston, MA
Washington Beech Park and Playground; Boston, MA
Manor Fields Recreation Center; Dedham, MA
Pierce School Playground & Amphitheater; Brookline, MA
Park School Playground; Brookline, MA

Mixed Use

Charlesview Housing and Community Center; Boston, MA
Avenir; Boston, MA
Millennium Place; Boston, MA

Community Institutional

Boston Engine 42; Roxbury, MA
Medford Public Library; Medford, MA
Stoughton Public Library; Stoughton, MA
Dedham Community House Master Plan; Dedham, MA



WASHINGTON BEECH

Roslindale, MA

The HOPE VI redevelopment goal for Washington Beech was to reduce the density of residential units and increase community space to be more cohesive with the surrounding neighborhood. The first step in achieving this goal was to demolish the existing 266 building units and build 206 new rental units.

To compliment these new buildings, outdoor spaces were created providing opportunities for residential engagement in the community outdoors. A central green space including elements for both active play and passive park activities, a community garden space and sun-filled entrance plaza, and natural site features such as trees and rock outcroppings were incorporated into the final site design to create that true community presence. Washington Beech was officially designated a Leadership in Energy and Environmental Design (LEED) GOLD site by the USGBC.

* Deb Myers performed this project as a Senior Associate at Stantec





OVERLOOK TERRACE AT ORIENT HEIGHTS East Boston, MA

Overlook Terrace at Orient Heights is a mix of residential and community buildings ranging in height from two-to-five stories in a combination of townhouses and mid-rises. DMLA was the site planner for this multi phased 300+ unit development in East Boston, MA. The team prepared construction documents, specifications and provided construction administration for the completed phase 1. Phase 2 is currently out to bid and phase 3 has just started schematic design.

This LEED Platinum-certified project will eventually include 42 units of affordable housing, a new community center and management office, a new public park, and significant connectivity improvements and enhancements that will improve circulation, safety, and access for vehicles, pedestrians, and cyclists.





250 CENTRE STREET Jamaica Plain, MA

250 Centre will be built as part of a larger site III, multi-phase transformation in Jackson Square. 250 Centre will serve approximately 100 units of mixed-income apartments as well as commercial space along the Centre Street Corridor providing desperately needed infill from the I-95 extension that never came to pass. The landscape plans include lush landscaping to soften the edges of the MBTA rail lines while also providing public and private plaza and patio spaces.

DMLA worked on the overall site design and coordination with surrounding sites. Embracing the transit oriented neighborhood, DMLA coordinated with the MBTA to ensure all parties came to an agreement about land-use.





CLARION
Roxbury, MA

The Clarion, located in Dorchester, is a four story, mixed-use building with first floor retail and 38 residential units. The site provides a balance of parking as well as ensuring the safety and security of the inner site. The project also features quality outdoor plaza space with flexibility to serve a variety of functions.

DMLA's role includes overall site design, layout, and building placement. The updated site will feature custom granite curbs, a variety of paver's, decorative fencing and year round planted interest.





Mitchell L. Fischman, Principal Mitchell L. Fischman Consulting LLC

Mr. Fischman has over 45 years of experience in planning, environmental consulting and real estate development in the public and private sectors. He supervises teams of planners, scientists, engineers and surveyors on various environmental, planning and permitting projects, particularly those requiring close coordination with local and state agencies, and community interest groups.

His past experience includes senior level planning and development positions at the Boston Redevelopment Authority (BRA) from 1972 to 1987 including Deputy Director for Development and Urban Design, Director of Institutional Planning and Development, and Project Manager for Downtown and Back Bay Projects. During his 15-year tenure at the BRA, he was active in both real estate and institutional development projects throughout Boston's neighborhoods. Between 1987-1996, he was a permitting/planning consultant for HMM Associates/Earth Tech. Between 1996-2008, he was Vice President of Daylor Consulting Group and a permitting/planning consultant. Currently he is the principal at Mitchell L. Fischman Consulting LLC as an independent planning and permitting consultant.

Mr. Fischman has directed permitting and planning efforts for numerous private sector and institutional clients throughout the city of Boston. His permitting experience has also included extensive assignments in Mattapan including for the nearby Massachusetts Biologic and Olmsted Green projects. He has also completed permitting assignments for major Boston colleges and universities, Boston teaching hospitals and new residential, office, retail, hotel and industrial projects. He has prepared environmental impact assessments for city, state and federal agencies, working closely with MEPA and Boston Redevelopment Authority/Boston Planning and Development Agency (BRA/BPDA) officials (under Article 80) to resolve challenging issues including permitting, transportation, infrastructure, urban design, historic resource and neighborhood concerns.

Filings for recent projects have included 780 American Legion Highway (LPR-Roslindale), 135 Dudley Street (LPR-Roxbury), 70 Leo Birmingham Parkway (LPR-Brighton), 1550 Soldiers Field Road (LPR-Brighton), 280-290 Warren Street (LPR-Roxbury), Madison Park Infill (LPR-Roxbury), and Haynes House Renovation (SPRA-Roxbury), 87-93 and 457 West Broadway (Expanded PNF-So. Boston), 20 West Fifth Street (Expanded PNF-So. Boston), 248 Dorchester Avenue (Expanded PNF- So. Boston), and 200 Old Colony Avenue (Expanded PNF). Projects over the past 5-years have included 3200 Washington Street Residences, Jamaica Plain (Expanded PNF), DOT Block Mixed-Use, Dorchester (Expanded PNF), 1235-VFW Parkway Residences, West Roxbury (Expanded PNF), Packard Crossing Mixed-Use, Brighton (Expanded PNF), 105 Washington Street Mixed-Use, 14 West Broadway Residences and West

Consulting Roles:

Article 80 / MEPA Permitting Manager

Education:

MBA Finance and Real Estate, Northeastern University, 1981

MURP, Graduate School of Public and International Affairs, University of Pittsburgh, 1972

BA Political Science, University of Pennsylvania, 1964

Registrations/Certifications:

Certified Planner, AICP, Charter Member

Professional Affiliations:

American Institute of Certified Planners

American Planning Association

Massachusetts Association of Consulting Planners

Current Experience:

MLF Consulting LLC
(2010-Present)

Office:

41 Brush Hill Road
Newton, MA 02461
Tel: 781-760-1726
Bostonpermitting.com
mitchfischman@gmail.com

Staff:

Yvette Niwa

Years of Experience:

45



Mitchell L. Fischman, Principal
Mitchell L. Fischman Consulting LLC

Broadway Hotel, South Boston (Expanded PNF), 121 Brookline Avenue Hotel, Fenway (Expanded PNF), Northeastern University's 10-year (2012-2023) Institutional Master Plan, Northeastern's Science and Engineering Building (Expanded PNF), GrandMarc at Northeastern 316 Huntington Avenue dormitory (IMP Amendment and NPC), Parcel 25 Mixed-Use, Mission Hill (Expanded PNF, PDA, and MEPA ENF/Waiver of Mandatory EIR), 1467 and 1486 Tremont Street Residences and 1470 Tremont Street, Mission Hill (SPRA and Expanded PNF), 99 Tremont Street Residences, Brighton (Expanded PNF and NPC), Parcel U Residences, Jamaica Plain, and 375 Market Street Residences, Brighton (Expanded PNF).

Other successful Large Project Review/Small Project Review Applications, Institutional Master Plans, and MEPA filings have included Wheelock College's Riverway House Renovations (IMP/SPRA), Simmons College's Library Replacement and School of Management/Quad (IMP Amendments and LPR), Mass College of Pharmacy's projects on its main campus and along Huntington Avenue (IMP Amendments and LPR/SPRA), the American Cancer Center-So. Huntington Avenue (SPRA), Boston University Graduate Student and Faculty Housing - 580 Commonwealth Avenue (LPR), Sherrill House - So. Huntington Avenue (SPRA), One Brigham Circle (LPR), Brewery Lofts - Heath Street (LPR), and Judge Baker Guidance Center - Parker Hill (LPR). Other Article 80 permitting projects completed by M. Fischman, previously as permitting manager for Tetra Tech or Daylor Consulting Group, included 212-222 Stuart Street, 120 Kingston Street, Parcel 24 project in Chinatown, Millennium's Hayward Place and One Charles developments, The Metropolitan in Chinatown, Two Financial Center, State Street Financial Center (One Lincoln Street), 179 Lincoln Street, and several other downtown Boston office and residential projects. Neighborhood projects have included Dorchester Bay's Quincy 1 & 2, the Market Place Project (at Brighton's-Market and No. Beacon Streets), and Griggs Street project (Allston).

Mr. Fischman has also significant municipal and regional planning experience with municipal master and site planning projects which have led to construction of new public improvements or major revisions to existing regulatory frameworks. He has directed master planning efforts in Georgetown, Wellesley, Norton, Chelmsford, Haverhill and Billerica; he directed the Blackstone Valley Corridor Four-Town Planning Study (Douglas, Northbridge, Sutton and Uxbridge, Massachusetts); conducted natural resource, open space, and recreation planning projects for municipalities such as Duxbury, Holliston, Dracut, Maynard, and Haverhill, Massachusetts. Mr. Fischman also directed the MetroWest Growth Management Plan effort for the communities of Natick and Framingham for the MetroWest Chamber of Commerce.



DIVERSITY COMPLIANCE AND MONITORING

DIVERSITY DEVELOPMENT will perform diversity compliance and monitoring on implementation of the Boston Plan (“Boston Resident Jobs Policy”), as well as the Department of Capital Asset Management and Maintenance’s (DCAMM) Minority /Women Business Enterprise contracting participation provisions and other applicable state and federal workforce and contracting requirements, advise the Developers/Owners regarding compliance with work force diversity targets, contracting diversity goals, cooperation agreements and related federal and state provisions.

Firm Qualifications

Diversity Development began as a consultancy to Harvard University in 1991 when the University sought to address concerns in the academic community about the underrepresentation of people of color as tradesmen and as contractors working on campus and sought to ensure conformance with the Office of Federal Contract Compliance Program (OFFCP) regulations.

Since its beginnings, *Diversity Development* has grown into a prominent contract compliance company serving several well-known institutions and businesses. We develop contracting standards and plans for developers, owners and construction managers. We monitor construction projects for compliance with governmental and contractual standards.

Diversity Development has drafted and implemented state guidelines working in conjunction with MassPort, the Massachusetts Highway Department and other agencies and authorities. The principal has directed compliance functions at the \$14 Billion Central Artery/ Tunnel Project (the “Big Dig”), enforcing federal Equal Employment Opportunity (EEO) and Disadvantaged Business Enterprise regulations, as well as, wage and hour laws. *Diversity Development* regularly interfaces with municipalities regarding Resident Employment Ordinances (REO) and diversity inclusion programs, such as the Boston Resident Jobs Policy and the Worcester Plan.

Ronaldo Cheek is the principal for *Diversity Development* and acts as Compliance Administrator on all Harvard Monitored Projects. He has extensive experience in contract compliance providing services since 1991 when he established the wage and hour unit for the \$14 Billion Central Artery Tunnel under Bechtel, Parson Brinckerhoff. His expertise includes development of systems for enforcement and monitoring of regulatory

provisions, legal drafting and innovative thinking relative to diversity goal achievement and program management.

Ronaldo Cheek is certified by the American Contract Compliance Association as a Master Compliance Administrator, with training over four years in the following subject areas:

Bonding	Fair Housing Act	Leadership Development
Capacity Building	Industry Legal Issues	Mentor/Protégé Programs
Certification	Investigations	Project Labor Agreements
Certified Payrolls	Goal Setting	Race-Neutral Initiatives
Compliance Monitoring	Good Faith Efforts	Title VI
Disparity Studies	Large Project Management	U.S. DOT DBE & ACDBE
Development programs		

Sean Ramsure is a graduate of Wentworth Institute of Technology. He has extensive experience coordinating submissions of compliance related documentation including workforce reports. He reviews and enters data, assesses projects' performance and advises the Principal and Compliance Administrator regarding statistical anomalies underlying compliance concerns.

Prior Similar Experience

The construction projects outlined below demonstrate our project related expertise working with Owners, construction managers, contractors, administrators and communities to achieve work force and Minority/Women Business Enterprises (M/WBE) participation goals, monitoring and reporting contractor's Equal Employment Opportunity and contracting participation performance, and assisting contractors in "best faith" efforts to achieve equal employment goals and standards required by varied contractual and governmental policies.



[The Boston Exhibition Center - Mass Convention Center Authority](#)

South Boston, MA
Client: [Clark/Hunt/Berry Construction](#)
Project Duration: 1999-2004
Project Value: \$850,000,000

Diversity Development was responsible for workforce compliance and monitoring for the \$850,000,000 project. Implementation of the compliance requirements for the Boston Convention and Exhibition Project (BCEC) demanded that *Diversity Development* expand its team and adapt its coordination and management efforts. *Diversity Development* has

demonstrated it has the capacity to manage compliance responsibilities on mega-projects and on several large projects, simultaneously.



[Paramount Center - Emerson College](#)

Downtown Crossing/Boston, MA

Client: [Bond Brothers, Inc.](#)

Project Duration: 2005-2008

Project Value: \$77,000,000

Constructed more than five (5) years ago, Emerson College's Paramount Theatre restoration project is noteworthy because it compares to the Sanders Theatre/ Memorial Hall restoration projects and the recently completed Klarman Hall at Harvard Business School. *Diversity Development* was brought on late in the Paramount's reconstruction after compliance problems were identified by the City of Boston and still accomplished project diversity goals. Additionally, our tenacity in searches for M/WBE specialty contractors was demonstrated.



[Mass. Biologics Laboratories](#)

[University of Massachusetts Medical School](#)

Jamaica Plain, MA

Client: [William A. Berry & Son, Inc.](#)

Project Duration: 2002-2005

Project Value: \$120,000.00

Although a non-profit laboratory project subject to the compliance provisions of the Mass. Department of Capital Asset Management, the Mass. Biologics Labs was comparable to many of the major laboratory projects that we have monitored, such as Northwest Labs or the Wyss Expansion at Harvard Medical School. Typically, laboratories offer special challenges for diversity programs, whether renovations or new construction. Implementation may be more difficult where construction is more complex. Diversity in contracting and the workforce is often a secondary consideration when technology and the construction schedule are at the forefront. Minority and women-owned business inclusion in contracting required special attention and research because of the specialty

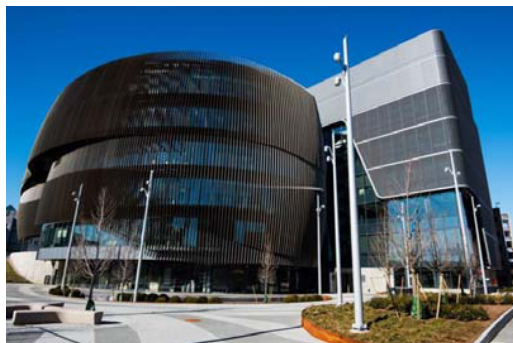
nature of much of the work. Implementation of strategies, such as reviewing and severing scopes of work into smaller more manageable sections that can be bid on by small, minority and women-owned businesses is facilitated by our familiarity with the Construction management firms, the contractors and the construction process.



**Yawkey Center for Student Services
Boston University**

Kenmore Station, MA
Client: [Bond Brothers, Inc.](#)
Project Duration 2011-2012
Project Value: \$70,000,000

Diversity Development tracked compliance and assisted contractors in “best efforts” to achieve equal employment and diversity in contracting goals on the Boston University Center for Student Services. for each of three (3) phase separately.



**Interdisciplinary Science & Engineering
Complex Northeastern University**

Roxbury, MA
Client: [Northeastern University](#)
Project Duration: 2014-2017
Project Value: \$225,000,000

Similarities abound between the NEU Interdisciplinary Science and Engineering Complex (ISEC) and Harvard’s John Paulson School of Engineering presently under construction. In addition to the magnitude of these projects, special workforce goals were instituted promoting employment of neighborhood residents of the impacted communities. *Diversity Development* engaged the Construction Managers prior to construction regarding soliciting bids from Minority/Women and local businesses. Construction related training programs were offered. Additionally, larger construction management firms were often less yielding or flexible regarding the processes used to manage construction- such as diversity compliance. Therefore, special meetings, negotiations and collaborations were required by both at the early stages.

Diversity Development's expertise in navigating the policies and practices of the construction managers helped to ensure compliance with the BRJP provisions and recognition by the City of Boston on both projects for workforce goal achievement.



Columbus Avenue Student Apartments
Northeastern University

Roxbury, MA

Client: [American Campus Communities](#)

Project Duration 2016-2019

Project Value: \$160,000,000

Constructed as housing for Northeastern University students, the Lightview project was developed by American Campus Communities (ACC), a Texas based developer and manager of college dormitories around the country. In addition to diversity compliance and community outreach, *Diversity Development* supported and advised this new entity and interfaced with the Boston Planning and Development Agency (BPDA), providing both with a level of confidence that the diversity compliance provisions and goals would be implemented and achieved.

Although ACC did not have MBE/WBE participation goals incorporated into its agreement with the Construction Manager, *Diversity Development* was able to engage ACC and the construction manager to seek participation consistent with Northeastern University's contractor diversity goals.



Treadmark (Ashmont Transit Oriented
Development II)

Dorchester, MA

Client : [Cranshaw Construction](#)

Project Duration : 2016-2018

Project Value: \$ 45,000,000



HOWARD STEIN HUDSON



Our engineers and planners collaborate on delivering creative solutions.

Qualifications

Howard Stein Hudson (HSH) provides transportation planning, traffic engineering, civil engineering, and public involvement for municipalities and other public agencies, institutions, design and construction firms, developers, corporations, law firms, and environmental consultants. HSH takes a creative and collaborative approach with clients, relying on sound technical, planning, and engineering expertise and combining it with knowledge of community/stakeholder issues and needs. HSH staff understands the often contrasting and complex needs of all parties involved in a project and offer creative problem-solving and innovative options to build consensus.

We are more than engineering experts at HSH – we are the keystone of complex projects. Our tightly integrated relationships with clients and reviewing agencies ensure that sophisticated projects succeed swiftly and efficiently, no matter the scale. Our closely engaged, collaborative approach enables us to provide exceptional project delivery, helping our clients shape the face of Boston and beyond for years to come.

HSH's multi-disciplinary staff works seamlessly with project teams from conceptual design, environmental permitting, and through construction, providing keen insight into a project's transportation and site-civil issues and creatively developing mitigation for project impacts. HSH is also adept at managing large, multi-disciplinary teams that require extensive coordination with government entities, abutters, neighborhoods, communities, and other stakeholders. HSH's planners and engineers continuously upgrade their skills through active participation in workshops, courses, seminars, Webinars, and in-house training sessions to ensure that they keep up-to-date on the latest methodologies and technologies in their respective fields of expertise.

HSH offers a well-rounded team of individuals who have exceptional knowledge and experience, and whose technical expertise complements that of the other team members. As with all of our projects, HSH will make the most appropriate staff available to accommodate not only the traffic study and site design, but also any site visits and evening meetings. In particular for this work effort, HSH has extensive experience in developing the transportation and infrastructure sections of the City of Boston's Article 80 and MEPA impact studies. The key staff members who will be working on this project are those who are the best versed in every Boston neighborhood.

OLMSTED GREEN

QUALIFICATIONS

| 1 |

Engineers + Planners



Guy D. Busa, Jr.

Principal of Land Development Planning and Permitting

gbusa@hshassoc.com

Guy is a transportation engineer with over 30 years of experience. His primary work is on large and small development projects in all of Boston's downtown neighborhoods, helping clients with permitting strategy, solving complex site access issues, providing guidance on sustainable practices in transportation, managing numerous traffic/transportation impact studies, and closing out the permitting effort. His focus on the Boston area provides him with the intricate knowledge necessary to successfully and seamlessly navigate the permitting processes associated with the City's governing agencies. Guy works closely with the Boston Transportation Department (BTD), the Boston Redevelopment Authority (BRA), and the Boston Public Works Department (BPWD) on permitting efforts for private development projects, assisting the development teams from conceptual design through construction stages, including formulation of the Transportation Access Plan Agreements (TAPAs) and Construction Management Plans (CMPs) with BTD.

Specialties

Campus Master Planning
Construction-period Traffic Management
Local School Studies
Parking Analysis
Peer Reviews
Traffic Impact Studies
Transportation Policy Studies

Education

Massachusetts Institute of Technology
Master of Science, Transportation, 1985
Worcester Polytechnic Institute
Bachelor of Science, Civil Engineering, 1983

Professional Affiliations

Board of Directors, Back Bay Association
Member, American Council of Engineering Companies of Massachusetts (ACEC)
Participant, Transportation Agency Liaison Committee, 2000-present
Participant, Massport Liaison Committee, 2000-present
Member, Boston Society of Civil Engineers
Chair, Transportation Technical Group, 1996-97
Co-chair, Bertram Berger Seminar, 1995-96
Coordinator, Young Engineers' Forum, 1991-94



HOWARD STEIN HUDSON

Engineers + Planners

Relevant Experience

Jackson Square Transit-Oriented Development

Partners for Jackson – Jamaica Plain, MA

Guy was Project Manager for the transportation study, and roadway and signal design for the mixed-use project incorporating affordable housing in Roxbury. The project included preparation of a design plan that balanced pedestrian needs and existing traffic demand, as well as preparation of the transportation components required under the City of Boston's Article 80 Large Project Review process, TAPA permitting, and the Commonwealth's Massachusetts Environmental Policy Act (MEPA).

Charlesview at Brighton Mills

The Community Builders, Inc. – Allston, MA

This project consisted of the redevelopment of a retail strip mall that included the construction of 22 buildings accommodating 240 residential units, retail uses, and community space. Rain gardens and rainwater reuse were incorporated into the stormwater management design. A 36-inch BWSC storm drain and 15-inch sanitary sewer had to be relocated to allow construction of the project. A system of roads was also constructed creating five new city blocks. Guy was a Strategic Advisor on the project.

The Radian

Hudson FC Group, LLC – Boston, MA

HSH provided transportation planning, traffic engineering, and civil engineering for this 200 unit residential tower with ground floor retail and restaurant space, as well as an internal on-site parking garage located at the edge of Chinatown and the Financial District. HSH's effort included the transportation and infrastructure components of the City of Boston's Article 80 Larger Project review process, traffic and civil site design, and the final permitting and coordination efforts between the owner and the Boston Transportation Department (BTD) for the Transportation Access Plan Agreement (TAPA) and Construction Management Plan (CMP).

Member, Boston Society of Architects
Member, Institute of Transportation
Engineers (ITE)
Member, National Association for
Industrial and Office Parks (NAIOP)
Massachusetts
Member, Urban Land Institute (ULI)

Telford 180

The Davis Companies – Allston, MA

HSH provided transportation planning, traffic engineering, civil engineering, and construction phase consulting services related to the Notice of Project Change (NPC) and final transportation permitting efforts relative to the redevelopment project located in Boston's Allston/Brighton neighborhood. The project involved the construction of approximately 85 condominium units and 72 parking spaces. Guy was Principal in Charge.

East Village at Northeastern

PPC Land Venture, Inc./Lincoln Property Company/
Northeastern University – Boston, MA

This project delivered 720 beds to Northeastern in a combination of dormitory and suite style accommodations. The building also hosts office and classroom uses. Guy led the HSH team working with the clients, and coordinated the preparation of the PNF and the IMP Amendment. The project included the reconstruction of St. Botolph Street, adjacent to the project site, and the addition of new pedestrian sidewalks, and a new pedestrianized area that serves as an enhanced gateway to the Northeastern campus.

Emerson College Paramount Center

Emerson College – Boston, MA

HSH developed the traffic study and design services for the restoration of the Paramount Center building on Washington Street in Boston's Theater/Downtown Crossing area into a new performing arts facility and dormitory for Emerson College. Components of the project included a performance development center, a film screening room, a 260-bed dormitory, a performance space/theater with proscenium stage, a scene development shop, rehearsal studios, practice rooms, academic space, a sound stage for film production, and a ground-level restaurant. The theater will be used in partnership between the College and a consortium of non-profit organizations in cooperation with the City of Boston. The Paramount loading dock was combined with the adjacent Opera House loading dock to maximize efficiency.

Kensington Residences

Epsilon Associates, Inc. – Boston, MA

HSH provided transportation planning and traffic engineering services for this residential redevelopment project located in the Midtown Cultural District of Boston. The Project involved the construction of a new building containing approximately 385 residential units; up to 4,000 sf of ground floor commercial/retail space; and a four-level above grade parking garage containing up to 110 on-site parking spaces. HSH prepared the transportation components for the City of Boston Article 80 Larger Project review process and for the Massachusetts Environmental Policy Act (MEPA); conducted a detailed parking market study looking at current downtown parking trends in the City; and worked closely with the Project's contractor on creating a Construction Management Plan (CMP) to ensure safe pedestrian and traffic circulation throughout the duration of construction. HSH proposed that LaGrange Street be modified to provide for two-way operation between Washington Street and the project driveway. This provision discouraged the illegal loading and parking activity that typically occurred throughout the day. HSH also developed the design of traffic signal and pedestrian improvements adjacent to the site.



Keri Pyke, P.E., PTOE

Principal of Transportation Planning

kpyke@hshassoc.com

As Principal at HSH, Keri is responsible for overseeing a variety of transportation planning and traffic engineering projects in the Boston area. She has worked on both public and private projects in the cities of Boston, Cambridge, and Somerville, as well as for other state and municipal agencies throughout New England and New York. Keri is well-versed in many aspects of transportation, including operational analysis, parking, safety studies, pedestrian and bicycle studies, traffic signal design, traffic management, and peer reviews.

Relevant Experience

176 Lincoln Street

Berkeley Investments, Inc. - Cambridge, MA

HSH is providing transportation planning and civil engineering services for this redevelopment project located in the Brighton neighborhood of Boston. The redevelopment includes the demolition of a majority of the existing 450,000 sf office building and the construction of three new mixed-use buildings consisting of approximately 310 residential units, 148,755 square feet of new office space, 157,404 sf of rehabilitated office space, and 10,315 sf of ground floor retail space. The Project will construct approximately 474 parking spaces in two parking areas. Keri is the Project Manager.

457 West Broadway

Oranmore Enterprises LLC - South Boston, MA

This redevelopment project proposes the construction of approximately 44 residential units with 13,500 sf of ground floor retail space, with a total overall project floor area of 65,282 sf, 50 below-level garage spaces accessed from a new driveway off Silver Street, with related open space, sidewalk and site improvements. The Project will also include an on-site bicycle storage room for approximately 48 bicycles. As a consultant, HSH is providing transportation planning, civil engineering, and traffic engineering services for the project. Keri is the Project Manager.

70 Leo Birmingham Parkway

NXTLoan - Brighton, MA

This multi-family residential development in the Brighton neighborhood of Boston proposes construction of 82 condominium residential units. The neighborhood is a mix of commercial, retail, residential, and office uses. The site is located in proximity to several public transportation opportunities, including the Worcester MBTA Commuter Rail at Boston Landing Station and several MBTA bus routes. The site currently has two driveways on Leo Birmingham Parkway, which is an historic parkway, under jurisdiction of both the Massachusetts Historic Commission (MHC) and DCR. One access option includes closing one site driveway on Leo Birmingham Parkway, which would improve pedestrian safety and access along the site frontage. HSH is coordinating site access for the project, after which we will need to apply for construction license from DCR. Keri is a Senior Transportation Planner on the project.

Specialties

Neighborhood Transportation Issues
Concept Design Studies
Construction-period Traffic Management
Intersection and Traffic Signal Design
Parking Studies
Pedestrian and Bicycle Studies and Design
Peer Reviews
Traffic Impact Studies
Transportation System Management
Complete Streets Design
Safety Studies

Licenses/Registrations

Professional Engineer, MA, 47252,
06/30/2020
Professional Engineer, RI, 9596,
06/30/2021
Professional Engineer, CT, 22777,
01/31/2020
Professional Engineer, ME, 14310,
12/31/2019
Professional Engineer, VT, 018.0123668,
07/31/2020
Professional Engineer, NY, 077515,
2/29/2020
Professional Engineer, NH, 13388,
03/31/2021
Professional Engineer, NC, 039687,
12/31/2019



HOWARD STEIN HUDSON

Engineers + Planners

Professional Traffic Operations Engineer,
906, 04/23/2020
Local Public Agency (LPA) Certification,
NH, 06/30/2023

Education

Rensselaer Polytechnic Institute, Bachelor
of Science, Civil Engineering, 1993

Professional Affiliations

Member, Institute of Transportation
Engineers (ITE), Member,
Massachusetts Chapter (MAITE)
Member, Massachusetts Association of
Planning Directors (MAPD)
Member, Women's Transportation Seminar
(WTS), Member, Boston Chapter
Member, Association of Pedestrian and
Bicycle Professionals (APBP)

Malden City Hall Redevelopment

Malden Redevelopment Authority – Malden, MA

Keri was the Principal in Charge for this transportation study for the new Malden City Hall complex site. Analysis included assessment of traffic and parking conditions associated with the demolition of the existing City Hall, the relocation of the Malden Police Department, the new City offices, and the new residential buildings.

Mattapan Station Redevelopment

Boston Planning and Development Agency – Boston, MA

The proposed Mattapan Station project will be comprised of a mixed-use, mixed-income residential, commercial, and retail development program in the Mattapan neighborhood of Boston. The POAH-Nuestra team's development concept was crafted to respond to the expressed needs and goals of the Mattapan community and the MBTA's requirements. The Nuestra Comunidad Development Corporation has been a mainstay in the Mattapan neighborhood for over a decade, providing affordable housing opportunities and working with the neighborhood to provide community services. Preservation of Affordable Housing has a long track record of housing development and neighborhood transformation in Greater Boston and beyond. This proposed mixed-use, mixed-income rental project will help to leverage local opportunities for growth and expansion by adding jobs, creating commercial and retail services, and providing stable affordable and workforce housing. Keri was the Project Manager of this project.

Colonial Building Dormitory Institutional Master Plan

Emerson College – Boston, MA

The Emerson College Colonial Building Dormitory, located on Boylston Street in the Downtown neighborhood of Boston, is comprised of the existing Colonial Theater, office space on the upper floors, and ground floor retail space. Emerson College redeveloped the office space into a 365-bed student dormitory. HSH provided Article 80 permitting for an Institutional Master Plan (IMP) Amendment/ Expanded Project Notification Form (PNF) for conversion of the 120,000-sf Colonial. Keri was Project Manager for the project, which was expected to generate fewer person trips than the previous office use. HSH addressed transit issues, bicycle facilities and parking, loading and service, and the transportation sections of the Draft IMP Amendment/Expanded PNF.

Massachusetts College of Pharmacy and Health Services Institutional Master Plan Update

Massachusetts College of Pharmacy and Health Services – Boston, MA

The firm worked with the College and the planning team on traffic and parking elements, as well as the Transportation Access Plan Agreement (TAPA) with the City of Boston Transportation Department. HSH also assisted with construction traffic management and staging plans, which were a particular challenge because of the limited on-site storage capabilities for equipment and materials and the need to significantly reduce any interference with traffic on the surrounding streets. Keri was the Project Manager for this project involving Article 80 permitting for an Institutional Master Plan/Project Impact Report for a proposed 400-bed dormitory to be constructed in the Colonial Building on Boylston Street in downtown Boston. The project was expected to generate fewer person trips than the previous office use.



Thomas Tinlin

Associate Principal

Institutional and Private Markets Director

ttinlin@hshassoc.com

Tom leads our talented group of transportation planners and civil engineers in helping clients realize their visions. Being at the center of mobility and transportation in Boston for the past 30 years, Tom has a unique perspective on the merits and challenges facing development projects. Tom works with our exceptional team to deliver modern, sustainable development projects in a seamless manner. Tom was the longest serving Commissioner of the Boston Transportation Department (BTD) in the City's history and also served as MassDOT's Highway Administrator. His leadership in rolling out the All Electronic Tolling Conversion along the MassPike garnered him the American Public Works Association's (APWA's) Professional Transportation Manager of the Year Award. Tom also recently received the Ray LaHood Award from the Women's Transportation Seminar (WTS) for his advocacy in advancing women in transportation.

Specialties

Inter-governmental Coordination
Stakeholder Outreach
Transportation Problem-solving

Education

Suffolk University, Master, Public
Administration, 2011
Eastern Nazarene College, Bachelor of
Arts, Business Administration, 2004

Professional Affiliations

Chairman, Air Pollution Control
Commission
Member, Massachusetts Area Planning
Council
Director, South Boston Neighborhood
House
Director (former President), City of Boston
Credit Union
Member, National Association of
Transportation Officials
Member, Boston Emergency Management
Agency
Clerk, Shawn Thornton Foundation
Member, Public Improvement Commission
Member, Suffolk University Alumni
Planning Group
Mentor, Sawyer Business School of
Suffolk University



HOWARD STEIN HUDSON

Engineers + Planners

Relevant Experience

70 Leo M. Birmingham Parkway

Residences at Birmingham Condominium LLC – Brighton, MA

Tom is serving as Institutional and Private Markets Director, assisting with coordinating site access for the project, after which HSH will need to apply for construction license from DCR. The project proposes construction of 82 residential units, located in proximity to several public transportation opportunities, including the Worcester MBTA Commuter Rail at Boston Landing Station and several MBTA bus routes. The site currently has two driveways on Leo Birmingham Parkway. One access option includes closing one site driveway on Leo Birmingham Parkway, which would improve pedestrian safety and access along the site frontage.

L Street Station Redevelopment

Boston Planning and Development Agency – South Boston, MA

Tom is the Project Manager for this project, which includes the construction of a new, mixed-use, 2.1M square feet development along the Reserved Channel. The project is comprised of: the cleanup and abatement of the area; the adaptive reuse of portions of the existing Power Plant buildings and equipment; a public waterfront destination with new dining and retail, as well as community arts and business uses; and approximately 104,500sf of new outdoor public spaces. HSH's is identifying opportunities for improvement to the existing bus service to improve transit capacity for existing and new residents. HSH has also developed an implementation strategy for the improvements by engaging with multiple city and state agencies such as the MBTA, Boston Transportation Department, and Public Works Department.

Parcel 12

Samuels Real Estate - Boston, MA

Tom is serving as the Project Manager for the HSH team providing consulting and peer review services related to Parcel 12 located in Boston's Back Bay neighborhood. The current development project may have impacts on the Massachusetts Turnpike, Massachusetts Avenue, Newbury Street, Boylston Street, and the Hynes Auditorium MBTA Station. HSH is assisting the Project

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Thomas Tinlin

Team to identify and convene the appropriate City and State stakeholders to gauge and determine mitigation for possible impacts on the local and regional transportation network. Additional HSH services include, but are not limited to, reviewing previous data collection results, existing condition analysis, no-build condition analysis, project impact analysis (build condition), traffic mitigation, transportation demand management analysis, and a construction management plan.

Haymarket Hotel

Boston Global Investors, LLC – Boston, MA

Tom is serving as the Institutional and Private Markets Director for this project. The proposed project consists of a two-story, 25,000sf market/retail building, and a 10- story, 115,000sf hotel in a prominent location along the Rose Fitzgerald Kennedy Greenway. The removal of the raised highway and improvements to the surrounding area, including the creation of the Greenway in place of the removed highway, have raised the profile of this now very visible, underutilized parcel.

Kendall Square

MITIMCo - Boston, MA

HSH is providing consultation services to the Massachusetts Institute of Technology Investment Management Company (MITIMCo) as it relates to creating a gateway for the Institution in Kendall Square in Cambridge. MITIMCo is looking to enhance the overall experience for all who visit and work in the area in a proactive and multi-model fashion. HSH is assisting the Institution in the fulfillment of this goal by convening, and advocating to certain State and Municipal leaders to help them understand, comment on, and approve the overall plan. Tom is the Project Manager.

Worcester Polar Park

Skanska - Worcester, MA

HSH is working with Skanska, the City of Worcester, and the community to build a ballpark and mixed-use properties in Worcester's Canal District. The development includes a hotel, office space, and three residential units. The new ballpark has a capacity of 10,000. Tom is serving as the Strategic Advisor for the HSH team providing Public Involvement services for the project. From the ground breaking in summer 2019 through Opening Day, HSH will be keeping people informed, maintaining open lines of communication, and helping to minimize the temporary pains of construction to deliver the next inning in Worcester's storied history of baseball, local economies, and vital, vibrant neighborhoods.

BCEC Master Planning and Feasibility Services

Massachusetts Convention Center Authority – South Boston, MA

As a consultant, HSH is working on a Master Plan and Feasibility Study of the Boston Convention Center and surrounding property. The overall objectives of the master planning and feasibility study is to create a final document on whether or not to expand the current BCEC campus. Our work includes engaging the City of Boston and State agencies and other key stakeholders; and outline a building program that is financially self-sufficient, and maximizes the MCCA's competitive advantage in a rapidly evolving global convention and meeting marketplace. Thomas was involved in the transportation planning, working on presentation materials and coordinating with other project consultants.



Specialties

Traffic Engineering
Transportation Planning
Construction Management and Bidding
Traffic Impact Studies
Traffic Signal Design
Design Peer Reviews
AutoCAD Civil 3D
AutoTURN
SignCAD
Synchro
ArcGIS
Vissim

Licenses/Registrations

Professional Engineer, MA, 52942,
6/30/2020
Professional Traffic Operations Engineer,
4241
Road Safety Professional, 12/21/2021

Education

University of Massachusetts Amherst,
Master of Science, Civil Engineering,
2013
University of Maine, Bachelor of Science,
Civil Engineer, 2011



HOWARD STEIN HUDSON

Engineers + Planners

Ian McKinnon, P.E., PTOE, RSP

Associate

Institutional and Private Markets Technical Leader

imckinnon@hshassoc.com

Ian is a transportation engineer and planner with experience in transit planning, complete streets, traffic modeling and forecasting, bike facility design, and traffic signal design. He has worked with a range of municipalities and agencies in Massachusetts, including work on the MassDOT I-90 Allston Interchange project.

Relevant Experience

Northeastern University Institutional Master Plan

Northeastern University - Boston, MA

To govern physical development on the campus over the next ten years, Northeastern University (NU) required assistance in filing its most recent Institutional Master Plan (IMP). HSH provided transportation planning, infrastructure, and utility analysis for the new 10-year IMP. The plan identified 11 future projects which are now in the planning stages. HSH provided transportation planning support for the new Interdisciplinary Science and Engineering Complex (ISEC), one of the new projects. Ian is managing the HSH team supporting the IMP Amendment, Article 80, and MEPA permitting efforts to update the 67 acre campus. He is providing transportation planning, and analysis to support the permitting strategy of three new buildings, including the second phase of the ISEC.

On-Call Active Transportation Network Planning and Design

Boston Transportation Department - Boston, MA

HSH is leading the multidisciplinary team providing on-call planning and design to advance the City of Boston's goals to improve active transportation networks connectivity and safety, as outlined in Go Boston 2030 and Vision Zero. Projects range from collecting bicycle counts, safety evaluations, traffic analysis, queue observations, conceptual designs, preliminary designs, pavement markings and signage, construction plans, and curb ramp assessment. Ian is leading one of the projects under this On-Call contract. As project lead, Ian is managing the multidisciplinary HSH team to redesign American Legion Highway in the neighborhood of Roslindale. Redesign efforts will improve pedestrian, bike and transit facilities to support the Go Boston 2030 mode share goals and the City's commitment to Vision Zero.

Worcester State University Transportation Planning and Traffic Engineering Services

Worcester State University - Worcester, MA

Since 2008, HSH has provided engineering services to Worcester State University in support of master planning and individual building projects. The University constructed Sheehan Hall, a 400-bed residence, and dining facility, which opened Fall 2014. This project resulted in the temporary closure of part of the Upper Loop Road to accommodate construction traffic. HSH reviewed current pedestrian and vehicular circulation patterns and deficiencies; planned loading access for the proposed buildings; sought opportunities for roadway and parking space reconfigurations; parking

Professional Affiliations

Committee Member, Transportation
Research Board - Traffic Control
Devices Committee AHB50

2019 Planning Committee Finance
Chair, TransportationCamp New
England

Vice President, Institute of
Transportation Engineers (New
England)

Member, Urban Land Institute

Finance Chair, Young Professionals in
Transportation - Boston

demand and supply; and made recommendations to improve campus-wide safety, circulation, and parking management. Based on recommendations from our prior Master Plan work, in 2018 HSH evaluated future parking garage sites. HSH supported the team with site traffic analysis, circulation and safety evaluations, and conceptual off-site improvements. Ian was Project Manager for the 2018 work.

Boston Convention and Exhibition Center

Massachusetts Convention Center Authority – South Boston, MA

As a consultant, HSH is working on a Master Plan and Feasibility Study of the Boston Convention Center and surrounding property. The overall objectives of the master planning and feasibility study is to create a final document on whether or not to expand the current BCEC campus. The desire to expand the BCEC to make it a regional, national, and international locale may negatively effect the neighborhoods in which it sits. HSH is tasked with gauging those effects and how they can be remedied. Our work includes engaging the City of Boston and State agencies and other key stakeholders; and outline a building program that is financially self-sufficient, and maximizes the MCCA's competitive advantage in a rapidly evolving global convention and meeting marketplace. Ian is involved in the transportation planning, working on presentation materials, and coordinating with other project consultants.

Seaport Square

Boston Global Investors LLC - Boston, MA

HSH served, and is continuing to assist throughout construction, as the lead transportation planning, traffic engineering, and parking consultant for Seaport Square, the largest urban redevelopment project in New England. When completed, this 6.5 million square foot mixed-use development will transform approximately 23 acres of undeveloped land in South Boston into the hottest new destination in the city for world class office and research space, residences, retail shops, restaurants, hotels, and cultural institutions. Ian is managing the HSH team assisting with the Block P DOT Permitting effort. He coordinates between the client and the multi-disciplinary HSH team providing construction management, and design services to support the highway access permit required as part of the building.

I-90 Allston Interchange Independent Assessment

Massachusetts Department of Transportation – Allston, MA

HSH is completing an independent assessment of the current alternatives for the I-90 Allston Interchange by providing technical engineering expertise and risk analysis. HSH is leading the alternatives analysis and is responsible for roadway, traffic, utility, constructability, and construction cost estimate review. As part of the Reasonable Alternative(s) Identification, the Team is gathering and reviewing information regarding the alternatives currently being considered. During our fact-finding, we are meeting with the proponents of the various alternatives to hear their understanding of the elements of each plan. During the Alternatives Analysis and Report Preparation phase of the project, the Team will undertake a feasibility review of the main alternatives. This review will look at the geometry as a first step towards identifying any fatal flaws. It will also encompass high level reviews of cost estimate assumptions, structural feasibility, constructability, and scheduling.



Richard E. Latini, P.E., LEEDGreen Assoc.

Associate Principal

Chief Engineer

rlatini@hshassoc.com

A Senior Civil Engineer with more than 26 years of experience, Rick's portfolio includes a rich diversity of private development projects such as commercial office, hotel, residential, mixed-use, institutional, and industrial developments, as well as public projects. Rick has established strong working relationships with his public sector clients, particularly with City of Boston departments and the Massachusetts Department of Transportation (MassDOT). His site development knowledge includes sustainable site design, stormwater management, roadway design, and construction administration. Rick is also familiar with local, state, and federal permitting and has presented at community meeting, boards, and commissions.

Specialties

Land Use Suitability Assessments
Permit Approvals and Compliance
Low Impact Development Sustainable Design
Stormwater Management

Licenses/Registrations

Professional Engineer, MA, 41033,
6/30/2020
LEEDGreen Associate

Education

University of Massachusetts Lowell
Bachelor of Science, Civil Engineering,
1992

Professional Affiliations

Member, Leadership in Energy
& Environmental Design (LEED)
Member, American Society of Civil
Engineers
Member, Boston Society of Architects
Member, Boston Society of Civil Engineers
Member, National Association for
Industrial and Office Parks (NAIOP)
Massachusetts
Member, Urban Land Institute (ULI)
Trustee, Quincy Historical Society



HOWARD STEIN HUDSON

Engineers + Planners

Relevant Experience

205 Revere Beach Parkway

TransDel Corp./Gate Residential – Revere, MA

The Project transformed a 6.2± acre site containing a large, vacant parking lot and derelict building into a multi-family, transit-oriented development. The Project involved two, six-story residential buildings with podium parking, providing 301 residential units, 105 garage space, and 246 surface parking spaces. The Project is also expected to contribute to improvements to the area infrastructure including traffic and safety improvements on Revere Beach Parkway (a historic parkway maintained by the Department of Conservation and Recreation (DCR)), pedestrian access from the site to Revere Beach, and relocation of MBTA bus stops. Rick was the Project Manager on this project.

Charlesview at Brighton Mills

The Community Builders, Inc. – Allston, MA

This project consisted of the redevelopment of a retail strip mall that included the construction of 22 buildings accommodating 240 residential units, retail uses, and community space. Rain gardens and rainwater reuse were incorporated into the stormwater management design. A 36-inch BWSC storm drain and 15-inch sanitary sewer had to be relocated to allow construction of the project. A system of roads was also constructed creating five new city blocks. Rick managed the site/civil engineering aspects of the project.

Avalon-Hingham

AvalonBay Communities – Hingham, MA

This redevelopment of an existing commercial site consists of a 5-story, wood-frame structure over podium parking that will accommodate approximately 190 apartments and 298 parking spaces. Access is expected to occur off of two existing private ways within the Hingham Shipyard. HSH has been tasked with providing civil engineering, transportation planning, and traffic engineering services. HSH also prepared the Project Eligibility Letter Application for the client. The project was fast-tracked and received approval of the Comprehensive Permit from the Zoning Board of Appeals within 3

HOWARD STEIN HUDSON
Richard E. Latini, P.E., LEEDGreen Associate

months of filing. HSH has also prepared a detailed Transportation Impact and Access Study (TIAS) and a comprehensive off-site mitigation package that will require Town, MassDOT, and MBTA coordination to address operational and safety concerns in the study area. Rick is the Project Manager for this project.

East Village at Northeastern

PPC Land Venture, Inc.; Lincoln Property Company; Northeastern University – Boston, MA

The East Village at Northeastern provides 720 beds to the University in a combination of dormitory and suite style accommodations. The building also hosts offices and classrooms. HSH coordinated the preparation of the Project Notification Form (PNF) and the Institutional Master Plan (IMP) Amendment submitted to the Boston Redevelopment Authority. Stormwater infiltration was required as the project site is located in the City's Groundwater Conservation District and the University itself has some buildings founded on timber piles that are susceptible to deterioration with lowered groundwater levels.

Flats on D (formerly 411 D Street)

Cresset Development – South Boston, MA

HSH provided civil engineering and transportation services for the redevelopment of this 63,000± square foot site. The project involved the demolition of an existing 2-story building, and the construction of a 5-story and a 6-story building containing approximately 200 residential units with a large roof deck, and 4,500sf of commercial/retail space. The retail space includes New England's first Jimmy John's. HSH provided the design of the utilities and stormwater management system, obtaining approvals from the Boston Water and Sewer Commission. HSH also coordinated the streetscape design with the Massachusetts Convention Center Authority, and obtained permits from the City's Public Improvement Commission.

1486 Tremont Street

JSMW LLC – Boston, MA

HSH provided civil engineering and transportation services for the residential project, which is located in the Mission Hill neighborhood of Boston. The site is bounded by Tremont Street to the north, Burney Street to the west, Delle Avenue to the south, and Sewall Street to the east. The site is currently occupied by a 6,800sf auto parts retail store, and a surface parking lot. The site will be redeveloped into 66 residential condominium units, 2,300sf of ground floor retail space, and 72 parking spaces. HSH provided the design of the utilities and the stormwater management system, and obtained approvals from the Boston Water and Sewer Commission.

Meriel Marina Bay

Hines – Quincy, MA

HSH led the engineering design of a mixed-use development located on a premier waterfront site in Quincy. The development will replace a night club, two warehouses and surface parking with two 5-story buildings containing 352 residential units, and 18,500sf of retail and restaurant space. The project presented unique challenges including addressing new base flood elevations, and identifying and modifying the infrastructure of the Marina Bay area where utilities were outdated and uncharted. This included analyzing and modifying a pump station that services the marina, and most of the residential and retail establishments.



James Downing

Associate

Manager of Civil Engineering

jdowning@hshassoc.com

James is a Civil Engineer with experience in conducting field investigations, preparing engineering feasibility studies and reports, conceptual and final designs, and contract documents and specifications. He has a proven track record on projects involving stormwater control, water treatment design, wastewater treatment design, industrial wastewater design, construction supervision, septic system replacement, and watershed hydrology services. He is well-versed in hydrologic analyses, stormwater drainage treatment and designs, permitting, grading and erosion control, on-site water supply design, site development, and wetlands permitting. He is also experienced in the preparation of stormwater pollution prevention plans, and operation and maintenance plans for stormwater facilities.

Specialties

Stormwater Management
Site/Civil Engineering
Utilities

Licenses/Registrations

Certified Title 5 System Inspection, DEP
MA, 2011
40 Hour HAZWOPER Certified with 8 Hour
Refresher, 2012

Education

Napier University, Edinburgh, Scotland
Master of Science in Construction
Project Management, 2006
Napier University, Edinburgh, Scotland
Bachelor of Science in Civil Engineering,
2005

Professional Affiliations

Associate Member, American Society of
Civil Engineers (ASCE)
Member, Leadership in Energy &
Environmental Design
Member, Royal Institute of Chartered
Surveyors (RICS)
Member, National Association for Industrial
and Office Parks (NAIOP)



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Relevant Experience

The Boston Home

Harmon Apartments – Boston, MA

This project included the expansion of the Boston Home facilities off of Dorchester Avenue in Boston, MA. The development consist of a new three-story residential building containing 40 units with parking. Modifications to the existing surface parking are also planned. James is managing the civil engineering design and permitting. The project is currently in construction with an expected completion date of 2018.

Avalon-Hingham Shipyard Phase II

Avalon Bay Communities, Inc. – Hingham, MA

James is leading the site civil design on this project. HSH is working on the civil engineering design of the Avalon Bay Shipyard Phase II, a proposed 40B development located at the Hingham Shipyard. Design elements of the Residences include utilities, grading, and stormwater management design. The development will replace the former Building #19 building, and surface parking with one 5-story building containing 240 residential units.

79-83 Gardner Street

Hamilton Company – Allston, MA

James is leading the site civil design on this project. The project included the construction of a 3-story building with podium parking and includes 40 residential units. Located on the property is one of the last free standing Victorian houses in Allston's Packard's Crossing Area which will remain and be incorporated in to the development. Construction began in the summer of 2017.

The Godfrey

Oxford Capital Group, LLC – Boston, MA

This project includes the redevelopment of the existing eleven-story Blake Building and the six-story Amory Building into an upscale boutique lifestyle hotel with 242 rooms, and a 24-hour fitness center. The exterior of both buildings will be fully renovated in their respective styles. This renovation includes the reconstruction of the first two floors of the facades, and the

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James Downing

addition of a gracious sidewalk canopy at the entry to the hotel lobby on Washington Street. HSH is providing civil engineering and transportation planning services. James is managing the civil engineering design and permitting.

St. Kevin's Redevelopment, Upham's Corner

Planning Office for Urban Affairs, Inc. – Dorchester, MA

James is managing the civil/site engineering design and permitting for the redevelopment of the former St. Kevin's Parish. The project includes the redevelopment of 2.6 acres of land in to 80 affordable living units. The development also includes the construction of a community center.

Innovation and Design Building

Jamestown, L.P. – Boston, MA

James is managing the civil/site engineering design and permitting for the redevelopment of the Innovation & Design Building located in Seaport area of Boston. The project development involves the redevelopment of 4.7 acres of commercial space; it also includes the redevelopment of 2.3 acres of parking and new entryways to the building. The project is subject to the City of Boston Article 80 Large Project Review.

Encore Boston Harbor

Wynn MA – Everett, MA

HSH is designing improvements to Sullivan Square in Charlestown as mitigation for the Wynn Boston Harbor resort. The mitigation will include reconfiguring the MBTA's Sullivan Square Station busways and parking area as well as new traffic signals and improvements for pedestrians and cyclists. The project's construction will be completed prior to the resort's opening, currently slated for June 2019. James was in charge of the stormwater design and utilities for this portion of the project.

Adams Green

City of Quincy – Quincy, MA

This \$6.6M project incorporates new bike lanes inviting cyclists to access the adjacent Quincy Center Red Line, Bus and Commuter Rail Station. Another important pedestrian accessibility improvement includes adding raised crosswalks with hybrid beacon (HAWK) pedestrian signals to serve the significant pedestrian activity in the Center. James led HSH's site/civil engineering efforts, which involved the relocation of local and regional utilities, review of traffic impacts and design to 100%, and required timely responsiveness to both the City and the community.

Connect Historic Boston Complete Streets Design

City of Boston – Boston, MA

HSH managed a multi-disciplinary consultant team on the design of roadway and streetscape improvements to enhance bike and pedestrian connectivity among National Park Service Assets by creating a family-friendly cycle track through Downtown Boston's urban corridor. James was a Senior Civil Engineer on the project and was responsible for the design of the underground utilities and stormwater management. The team worked closely with the City's Public Works Department, the Boston Redevelopment Authority, Boston Water & Sewer Commission and the Boston Transportation Department. James was a Civil Engineer on the project.



Olmsted Green Traffic Engineering Design Services

New Boston Fund
Mattapan, Massachusetts

HSH engineers, planners, and construction professionals worked to turn Boston's old State Hospital into a sustainable, 42-acre, mixed-use, mixed-community project on the site of the former Boston State Hospital in Boston's Mattapan neighborhood. This project exemplifies HSH's experience in land development from concept to completion. We worked collaboratively with architects, landscape designers and other firms to deliver the owner's vision for the projects.

As part of the City of Boston's Article 80 permitting process and the Massachusetts Environmental Policy Act (MEPA) environmental review process, the team worked closely with the community to ensure that issues and concerns were adequately addressed. HSH was key in developing internal roadways and determining vehicular and pedestrian circulation patterns, access to transit, on-site parking and loading needs, and traffic operations improvements that will be needed in the future.

HSH's role expanded once the design and permitting was completed. Led by Robbie Burgess, P.E., HSH's Construction Services Group represented the project from the bidding process, through construction and to project close-out.

Project Status

Complete

HSH Services

- Transportation Permitting
- Traffic Signal Design
- Bidding/Award Assistance
- Resident Engineering
- Schedule Management
- Contract Administration



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Olmsted Place

Boston Residential Group
Boston, Massachusetts

The project consisted of the redevelopment of the Home for Little Wanderers at 161 South Huntington Avenue in Boston's Jamaica Plain neighborhood into luxury residential apartments. The Project constructed 196 residential apartments with 170 parking spaces in an underground garage for building residents.

HSH provided transportation planning/traffic engineering and civil engineering consultant services for both the permitting, design and construction phases of the project. HSH obtained approvals from the Department of Conservation and Recreation, Boston Water and Sewer Commission, Boston Transportation Department, and the Public Improvement Commission as part of these efforts.

Project Status

Complete

HSH Services

- Civil Engineering
- Local and State Permitting
- MBTA coordination
- Transportation Planning



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3521 - 3529 Washington Street

SSG Development II, LLC; New Boston Ventures, LLC
Jamaica Plain, Massachusetts

HSH provided transportation planning and traffic engineering consulting services related to the mixed-use development. HSH worked with the Project Team and City agencies through the BPDA's Article 80 Large Project Review permitting process.

This existing, underutilized site created new, attractive housing to expand the existing Burnett Street residential area; new commercial activity including a new retail space that will bring pedestrian activity to the corner of Washington and McBride streets; and significant new open space. The project included the construction of three buildings in total: a residential building, a mixed-use building with ground floor retail and residential space above, and a self-storage building. These buildings are enveloped by new landscaping around and through the Site, further improving the visual appeal of the area. A new open space is located between the self-storage building and the residential building on Burnett Street, including a community garden, patio area, covered bike parking, and connections to the Future Southwest Corridor Extension Bike Trail.

Project Status

Complete

HSH Services

- Transportation Planning
- Traffic Engineering
- Traffic Impact Studies
- Transportation Access Plan Agreement



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Mattapan Station Redevelopment

Boston Planning and Development Agency
Boston, MA

The proposed Mattapan Station project will be comprised of a mixed-use, mixed-income residential, commercial, and retail development program in the Mattapan neighborhood of Boston. The POAH-Nuestra team's development concept was crafted to respond to the expressed needs and goals of the Mattapan community and the MBTA's requirements. The Nuestra Comunidad Development Corporation has been a mainstay in the Mattapan neighborhood for over a decade, providing affordable housing opportunities and working with the neighborhood to provide community services. Preservation of Affordable Housing has a long track record of housing development and neighborhood transformation in Greater Boston and beyond. They have joined forces in an effort to build upon what makes the Mattapan neighborhood so important – its diversity and the strength of its residents.

This proposed mixed-use, mixed-income rental project will help to leverage local opportunities for growth and expansion by adding jobs, creating commercial and retail services, and providing stable affordable and workforce housing. HSH provided grant assistance in obtaining a MassWorks grant for transportation safety improvements and updating utilities within the project area.

Project Status

Ongoing

HSH Services

- Transportation Planning
- Civil Engineering Design
- MassWorks Grant Application Assistance
- Permitting Applications



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The Kinloch

Kinloch Investments, LLC
Chelmsford, Massachusetts

The Kinloch, a multifamily apartment complex in Chelmsford, is the first major project to be developed under the Route 129 area Business Amenity Overlay District. The development will have 168 units in four buildings, with two buildings featuring underground parking. Other site features include outdoor residential garages, a community clubhouse, pool, dog park, as well as running trails. Currently under construction, the project is anticipated to be completed in April 2020.

HSH coordinated the project team, including site survey, wetlands science, landscape architecture, construction management, and lighting. The Site Plan and permitting process included conceptual project acceptance into the overlay district followed by site design, soil testing, stormwater management, landscaping, lighting, and traffic. Stormwater management was proposed to meet Massachusetts Stormwater Management Standard, as a portion of the project is within the buffer zone of a bordering vegetated wetland.

Project Status

In Construction

HSH Services

- Traffic Engineering
- Civil Engineering
- Stormwater Management Design
- Permitting



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